

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 71
Meeting Date: 03/22/01

SUBJECT: CENTERPOINT RESIDENTIAL #SPD-2000.80

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

q-j

BRIEF: This is a public hearing for reconsideration of Centerpoint Residential for an 8th Amended Preliminary Planned Area Development mixed use development with use a permit and variances at 75 West 5th Street.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold a public hearing for reconsideration of **CENTERPOINT RESIDENTIAL** (Centerpoint Plaza Limited Partnership, property owner) for an 8th Amended Preliminary Planned Area Development for 1,409,341 s.f. on 24.16 acres mixed use development located at 75 West 5th Street. The following approval is requested from the City of Tempe:

#SPD- 2000.80 8th Amended Preliminary Planned Area Development for Phase VIII for 793,498 s.f. mixed use development for retail, restaurants, 642 residential units, and a parking structure with a total of 1,616 parking spaces (two levels of parking, three below-grade and one at-grade) on 5.35 net acres, located at 75 West 5th Street in the CCD Zoning District. **(Please see list of use permit and variances on attachment #3.)**

Document Name: 20010322devsrh00

Supporting Documents: Yes

SUMMARY: Centerpoint Residential proposes a 793,498 s.f. mixed use development located within Centerpoint Development at 75 West 5th Street at the southwest corner of Maple Avenue and 5th Street. The current request is to amend the Preliminary Planned Area Development. This project would include: 6,126 s.f. retail/restaurants, 143,095 s.f. office (flex space), 644,277 s.f. residential (642 units) and a 6-level parking structure (3 levels below grade, 1 at grade and 2 above grade) with a total of 1,616 parking spaces, on approximately 5 acres of the 24 acre Centerpoint Development. Centerpoint Development has an existing variance to allow a maximum building height of 204'. The new variance request would add an additional 20' to the maximum building heights to accommodate this new proposal. The proposed land uses appear to be compatible with the existing development in the downtown and will allow for office, retail, restaurants, and residential opportunities beyond what exists today. There are variances and a use permit requested with this application. Staff is in support of this proposal. Opposition from neighbors was heard at the Planning Commission hearing. Planning Commission approved this request at their meeting on December 12, 2000 by a 7-0 vote. **Note: City Council approved this request at their meeting on January 25, 2001. On February 8, 2001, City Council voted to reconsider this request.**

RECOMMENDATION: Staff – Approval
Public – Opposition

- ATTACHMENTS:**
- 1. List of Attachments
 - 2-3 History & Facts / Description
 - 4-5 Comments/Reason for Approval
 - 6-7 Conditions of Approval
-
- A. Location Map
 - B. 8th Amended Preliminary P.A.D.
 - C. Floor PlanS
 - D. Elevations
 - E. Sections
 - F. Conceptual Landscape Plan
 - G. Letter of Explanation/Intent
 - H. Previously approved 7th Amended Preliminary P.A.D. (Phase VII)
 - I. Planning Commission Minutes (12/12/00)
 - J. City Council Minutes – Preliminary (1/25/01)

HISTORY & FACTS:

June 1985.

The City Council selected University Plaza (now Centerpoint) from among 10 proposals for this downtown redevelopment project.

April 30, 1987.

The City Council approved for DMB Associates (Centerpoint) a zoning change from I-2, General Industrial, R-4 Multi-Family Residence General District and CCD Central Commercial District to CCD Central Commercial District, and a Preliminary P.A.D. with variances and use permits for University Plaza consisting of 1,200,000 s.f. (2,188,850 s.f. including parking garages) on 24.1 net acres a 600 S. Mill Avenue, subject to conditions.

September 17, 1987

The City Council approved for DMB Associates a Final P.A.D. and Site Plan with variances for Centerpoint, Phase I, consisting of 104,441 s.f. on 11.3 net acres, subject to conditions.

December 13, 1990.

The City Council approved for Centerpoint Plaza Limited Partnership a Final PAD for Centerpoint Plaza, Phase II (Chase Manhattan Bank) consisting of 416,162 s.f. on 13.34 net acres subject to conditions.

January 10, 1991.

The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. consisting of 1,200,000 s.f. (2,414,340 s.f. including parking garages) on 22.6 net acres total and a Final P.A.D. for Phase II (Chase Manhattan Bank) consisting of 411,800 s.f. on 9.60 net acres, subject to conditions.

June 27, 1991.

The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. consisting of 1,200,000 s.f. (2,281,495 s.f. including parking garages) on 22.6 net acres total and a Final P.A.D. for Centerpoint Plaza, Phase II (Chase Manhattan Bank) consisting of 324,663 s.f. (1,063,663 s.f. including parking garages) on 6.75 net acres, with variances & use permits, subject to conditions.

May 21, 1992.

The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. for Centerpoint Plaza consisting of 1,194,743 s.f. (2,374,086 s.f. including parking garages) on 22.58 net acres and a Final P.A.D. for Centerpoint Plaza Phase III (retail, theater and restaurant) consisting of 60,870 s.f. (including a use permit to allow parking to be provided based on demand) all subject to conditions.

September 24, 1992.

The City Council approved for Centerpoint Plaza Limited Partnership a site plan, use permit and variance to allow a 9,158 s.f. building expansion of a previously approved 48,000 s.f. theatre/retail /restaurant bldg. - in Bldg. H, subject to conditions.

March 21, 1996.

The City Council approved for Centerpoint Plaza Limited Partnership and DMB Associates, an Amended Preliminary P.A.D. consisting of 2,235,856 s.f. on 22.04 net acres and a Final P.A.D. for Phase IV- Courtyard by Marriott, including a use permit and 3 variances for a 160 -room hotel to be located at 111 West 5th Street, subject to conditions of approval.

<u>April 3, 1996.</u>	The Design Review Board approved the building elevations, site and landscaping plan for Centerpoint's Building "D", subject to 15 conditions.
<u>May 9, 1996.</u>	The City Council approved for Centerpoint Plaza Limited Partnership and DMB Associates, an Amended Preliminary P.A.D. consisting of 2,217,854 s.f. (including parking garages) on 22.04 net acres, and a Final P.A.D. for Phase V- Centerpoint Retail Bldg. "D" consisting of 51,287 s.f. on 2.21 net acres located at 740 South Mill Avenue.
<u>March 17, 1999.</u>	The Design Review Board approved the building elevations, site and landscaping plan for Z-Tejas Grill, subject to conditions.
<u>May 6, 1999.</u>	City Council approved the Final Plan of Development for Z Tejas Grill (formerly known as the Ellingson Warehouse) consisting of 6,639 s.f. of building area and a 920 s.f. outdoor patio area.
<u>May 6, 1999.</u>	City Council approved for Centerpoint an 7 th Amended Preliminary Planned Area Development and a Final Plan of Development for the Brown-Strong-Reeve's House, consisting of 1,825 s.f. of building area.
<u>December 12, 2000.</u>	Planning Commission approved this proposal by a 7-0 vote for an 8 th Amended Preliminary Planned Area Development mixed use development at 75 West 5 th Street.
<u>January 25, 2001.</u>	City Council approved for Centerpoint an 8 th Amended Preliminary Planned Area Development for Phase VIII for 793,498 s.f. mixed use development.
<u>February 8, 2001.</u>	City Council voted to reconsider the action taken on January 25, 2001.

DESCRIPTION:

Owner – Centerpoint Plaza Limited Partnership
Applicant – Corky Houchard
Architect – Nelsen Architects, Inc.
Existing zoning – CCD
Total site area – 24.11 acres
Total bldg. area –
 Phase I - 100,110 s.f.
 Phase II - 997,229 s.f. (including garages)
 Phase III - 67,320 s.f.
 Phase IV - 79,960 s.f.
 Phase V - 50,428 s.f.
 Phase VI - 6,639 s.f.
 Phase VII - 1,825 s.f.
 Proposed Phase VIII - 793,498 s.f.
Parking Demand Predicted By Shared Parking Model:
 Minimum required - 1,929 spaces
 Recommended - 2,021 spaces

Park'g provided by association - 2,452 spaces
Maximum lot coverage allowed – 40%
Lot coverage requested – 44%

Use Permit:

Allow live/work (flex space) condominiums units, and mixed uses as retail/restaurants (with entertainment).

Variances:

1. Increase the maximum allowed height for mechanical screening from 12' to 20'.
2. Increase the maximum allowed building lot coverage from 40% to 44%.
3. Increase the maximum existed allowed building height from 204' to 225'.
4. Reduce the minimum bicycle parking required within the Arizona State University commuting area from 730 spaces to 150 spaces.

COMMENTS: Centerpoint is a mixed use project approved in its preliminary form by the Council on April 30, 1987. The approval included 1.2 million s.f. of development consisting of 542,000 s.f. of office, 146,000 s.f. of retail, 22,250 s.f. of restaurant and 250 dwelling units. Three parking structures accommodated the majority of the parking with a variance granted for later phases. Since then Council has approved final details for Phases I, II, III, IV, V, VI & VII of the project, consisting of approximately 400,626 s.f. of office, 58,793 s.f. of retail, 31,773 s.f. of restaurant, 45,350 s.f. theatre, a 160 room hotel and two of the three parking structures.

Centerpoint Residential proposes a 793,498 s.f. mixed use development located within Centerpoint Development at 75 West 5th Street at the southwest corner of Maple Avenue and 5th Street. The current request is to amend the Preliminary Planned Area Development. This project would include: 6,126 s.f. retail/restaurants, 143,095 s.f. office (flex space), 644,277 s.f. residential (642 units) and a 6-level parking structure (3 levels below grade, 1 at grade and 2 above grade) with a total of 1,616 parking spaces, on approximately 5 acres of the 24 acre Centerpoint Development.

This proposal includes “flex-space” opportunities for the first two levels from the street. The term “flex-space” describes live/work opportunities that would be offered as a for sale product. This will offer an active and urban edge as well as ownership and investment opportunities for the tenants. A use permit is being requested with this application to allow the “flex-space” in the CCD zoning district.

There are 642 proposed residential units ranging from 600 s.f. to 3,500 s.f. Along 5th Street is a 6-story residential building (K) that defines an internal courtyard. The residential building steps back to the south 150' to the next building (J2) that defines the courtyard, which is proposed to be two 11-story residential buildings. Beneath the courtyard is the proposed 6-level parking structure. The third building (J1) is a 13-story residential tower located south of 6th Street and towards the southern part of the site.

The fourth building (M) is proposed as a 2-story retail/restaurant and flex-space building of approximately 12,000 s.f. In effort to reduce the overall massing of the project and create the necessary variety, hierarchy, urban edge, the applicant has stepped back from 5th Street and the surrounding neighbors. A height variance of 21 feet is also being requested with this application.

The project also proposes continuing 6th Street through to Ash Avenue. The applicant believes this will increase the pedestrian connections to the surrounding areas and provide for better circulation and reduce the traffic impact of the project by allowing access directly to Ash Avenue or Mill Avenue.

The architectural character for this project is envisioned to integrate and enrich the character of the Tempe downtown area. It is the intent of this project to create a rich urban texture like seen in some traditional streets and “brownstones”. The proposed materials are predominantly brick with rich detailing and articulation, pre-cast stone and some natural stone at the base of the buildings.

This project appears to offer integrate live/work opportunities and provide ownership and investment of commercial neighborhood shops and services that will be an asset to the longevity and success of Tempe. The proposed land uses appear to be compatible with the existing development in the downtown and will allow for office, retail, restaurant and residential opportunities beyond what exists today. There are variances and a use permit requested with this application. Staff is in support of this proposal. Opposition from neighbors was heard at the Planning Commission hearing. Planning Commission approved this request at their meeting on December 12, 2000 by a 7-0 vote. **Note: City Council approved this request at their meeting on January 25, 2001. On February 8, 2001, City Council voted to reconsider this request.**

**REASON(S) FOR
APPROVAL:**

1. The proposed Amended Preliminary P.A.D. appears to function appropriately and appears to compliment the previously approved P.A.D. and the plan appears to function efficiently and reflect the intent of the Master Plan.
2. The proposed variances pass the ordinance tests for granting such variances, appear to operate in a functional and useful manner, are compatible with surrounding downtown uses, and should not negatively impact adjacent properties.
3. The proposed use permit seems to be appropriate and compatible with other uses in the area and appears to pass the ordinance test for use permits.

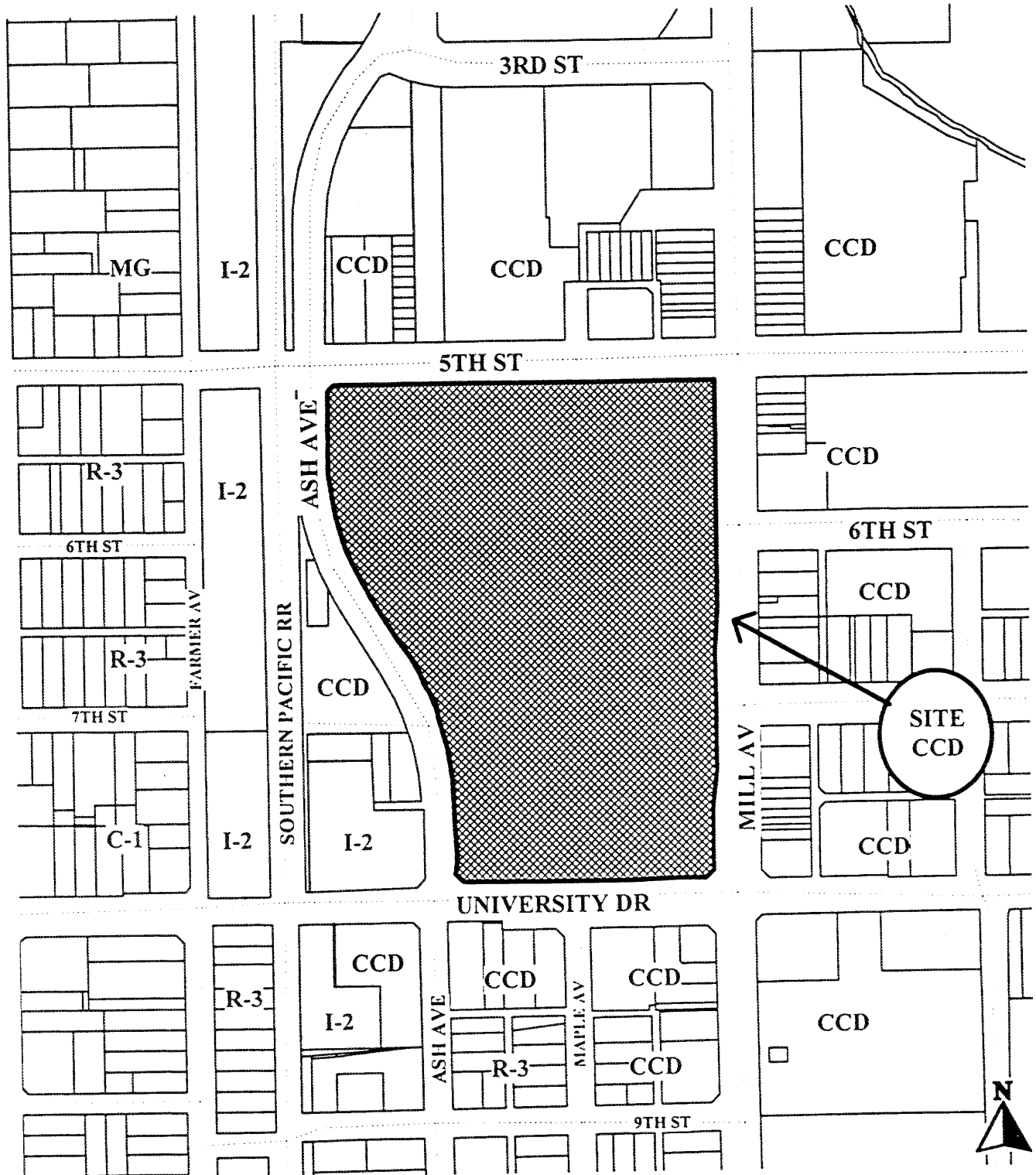
**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.

6. An Amended Preliminary P.A.D. must be recorded prior to issuance of any construction permits for this project. A Final P.A.D. for each respective phase of development shall also be approved by the Council and recorded prior to issuance of building permits for each phase.
7. The developer is encouraged to provide recycling facilities with details to be approved by the Public Works Department prior to the issuance of the first Certificate of Occupancy.
8. Details for a relocated or shared access drive with the hotel to be resolved with Public Works Department prior to recordation and reflected on the appropriate plan(s).
9. Applicant shall provide an updated Traffic Impact Study to determine if additional transportation improvements are required. The Traffic Impact Study shall be provided to the Public Works Transportation staff prior to final City Council hearing. Any transportation improvements as may be indicated by the study shall be agreed upon prior to recordation.
10. Final location of bike spaces to be resolved as part of the Final P.A.D. processing.

CENTERPOINT RESIDENTIAL

SPD-2000.80



Location Map SEE OTHER SIDE FOR MORE INFORMATION

A

SYMBOL(S):



PROPOSED BUILDING(S)



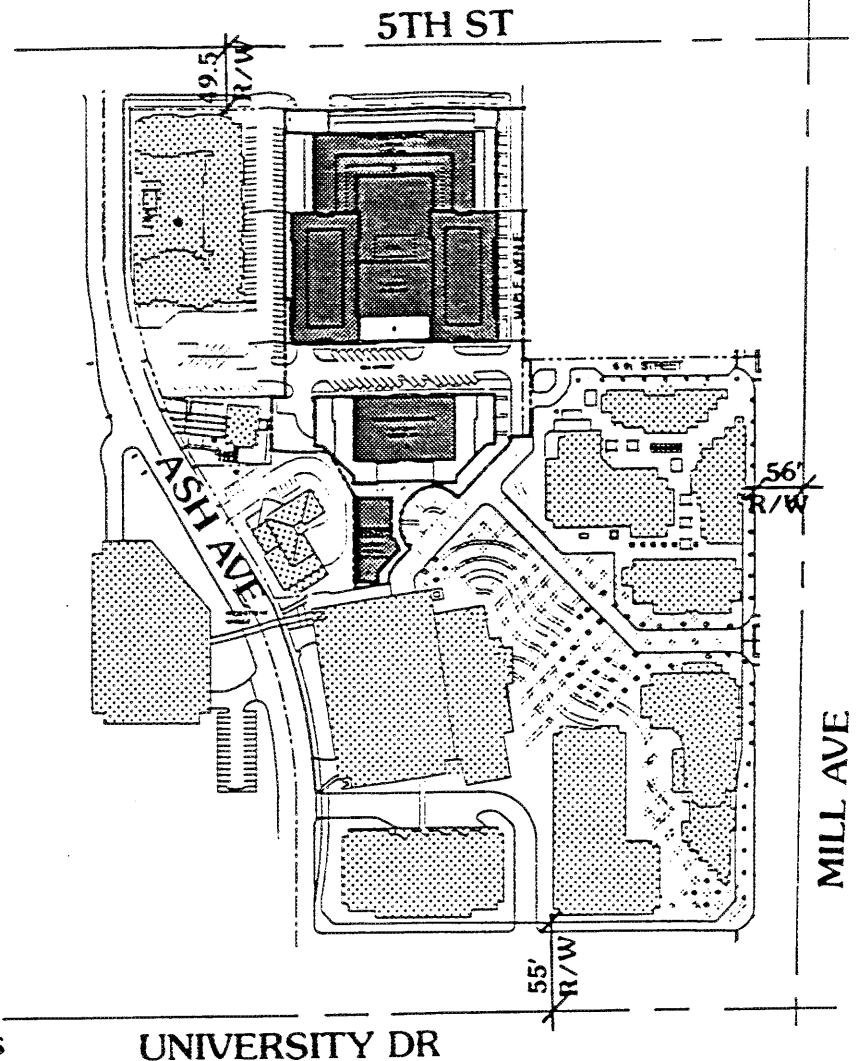
EXISTING BUILDING(S)

USE PERMIT(S):
(SEE BELOW)

VARIANCE(S):
(SEE BELOW)

SITE DATA:

NET SITE AREA:	42.12 ACRES
NET BUILDING AREA:	652,010 S.F.
PARKING REQUIRED:	2,021 SPACES
PARKING PROVIDED: (BY ASSOCIATION)	2,452 SPACES
MAXIMUM LOT COVERAGE:	40%
PROPOSED LOT COVERAGE	44%



PUBLIC HEARING NOTICE

This is a notice for a public hearing for **CENTERPOINT RESIDENTIAL** (Centerpoint Plaza Limited Partnership, property owner) for an 8th Amended Preliminary Planned Area Development for 1,409,341 s.f. on 24.16 acres mixed use development located at 75 West 5th Street. The following approval is requested from the City of Tempe:

#SPD- 2000.80 8th Amended Preliminary Planned Area Development for Phase VIII for 793,498 s.f. mixed use development for retail, restaurants, 612 residential units, and a parking structure with a total of 1,616 parking spaces (two levels of parking, three below-grade and one at-grade) on 5.35 net acres, located at 75 West 5th Street in the CCD Zoning District. This project includes the following:

Use Permit:

Allow live/work (flex space) condominiums units, and mixed uses as retail/restaurants (with entertainment).

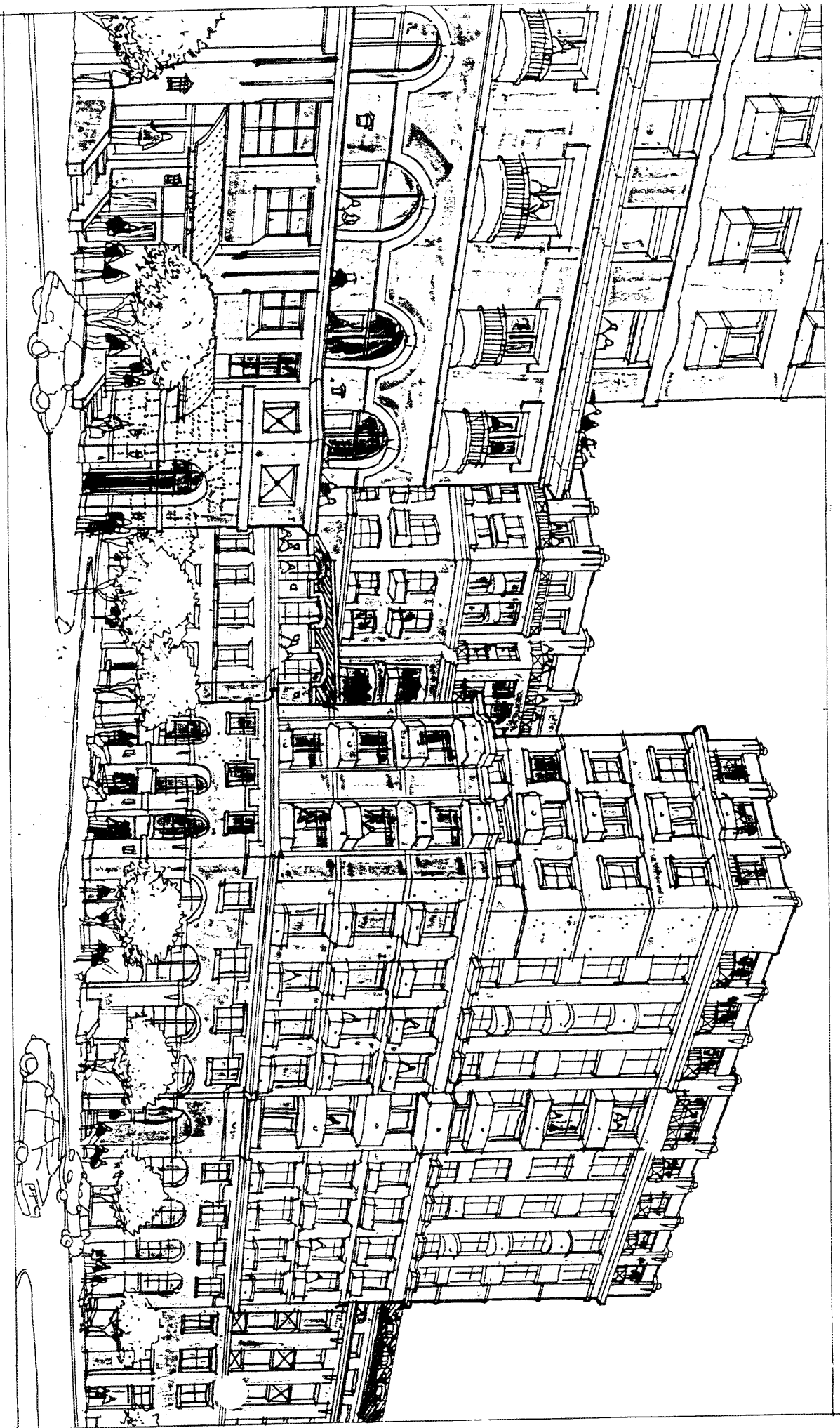
Variances:

1. Increase the maximum allowed height for mechanical screening from 12' to 20'.

MAILED

11-27-00

A



SPD-2000.80
AUG 2 1988

B

ARE IN EFFECT FOR THIS SUBMITTAL

ED IN THE FOLLOWING

NEW HELL
U. S. ONE
1111)
KEEP THE PROVISIONALLY APPROVED PAD
1111 BLDG. HT. 1111
KEEP THE PROVISIONALLY APPROVED PAD
1111 BLDG. HT. 1111
KEEP TO THE SPACES
ENDING FROM 1111 TO 1111

PHASE V

ARE N EFFECT FOR THIS SUBSTANTIAL)

DO NOT LIST UNITS WITH THE RESIDENTIAL
UNITS, BETWEEN MEDICAL, DENTAL,
AND PROVIDE FOR OFFICER, RETAIL,
CONSTRUCTION STUDIOS AND PHOTOGRAPHY
CLUBS TO THOSE LISTED ABOVE MAYBE
LIVE/WORK UNITS OF THE PROJECT.

VAL

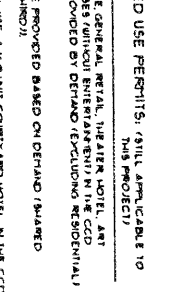
ON THE FOLLOWING CANDIDATES

VARIANCES: 1811L APR

BUILDING HEIGHTS IN THE CCD DISTRICT FROM
THE STREET TO THE SIDE OF THE BUILDING SHALL BE LIMITED TO ONE FLOOR.
BUILDINGS NEARBY IN THE CCD DISTRICT MUST BE

THIS PROJECT,

PROCEEDED BASED ON DEMAND (BASED ON
INVESTIGATION)
1. USE A 600 UNIT COUNTRY AND MOTEL IN THE CCE



THE UNIVERSITY OF CHICAGO

1997

It is a common misconception that the only way to avoid a second stroke is to stop smoking. While it is true that smoking is a major risk factor for stroke, it is not the only one. Other factors include high blood pressure, high cholesterol, diabetes, and a family history of stroke. Therefore, it is important to take a holistic approach to stroke prevention, including lifestyle changes, medication, and regular medical check-ups.

10

145-5041

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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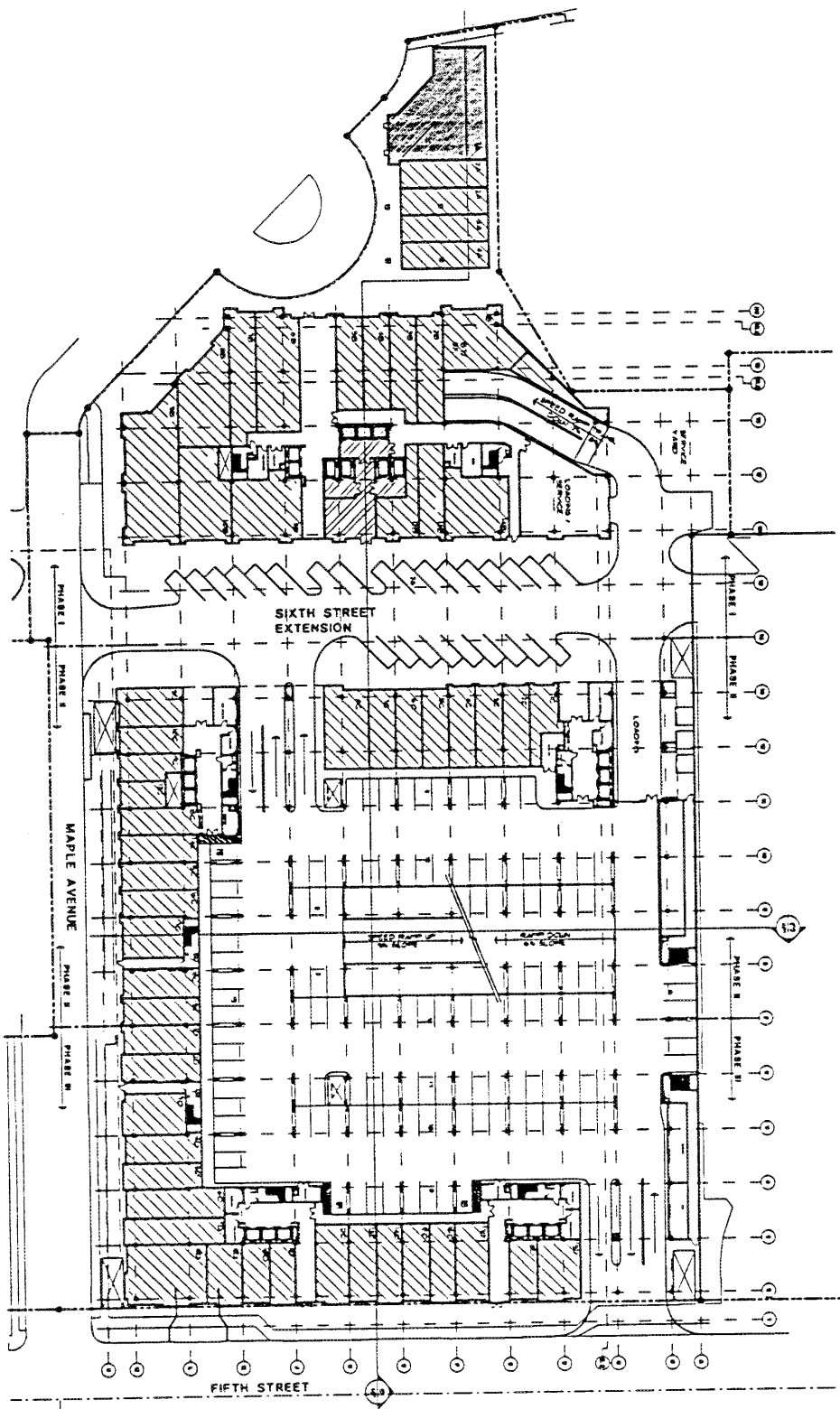
TOP SECRET THIS FILE
CONTAINS A SECTION
THE REASON

11A
B
17B

THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED UNDER MY DIRECTION DURING THE MONTH OF MARCH 1965 WAS CORRECT AND ACCURATE? AND THAT THE POSSESSIONS HAVE BEEN LOCATED AS DESCRIBED

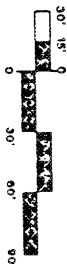
© 2000 Blackwell Science Ltd

8.00



LEGEND

- RETAIL
- FLEX SPACE - OFFICE, RETAIL, RESTAURANT, RESIDENTIAL, LIVE/WORK, ETC.
- RESIDENTIAL



1 FLOOR PLAN, LEVEL 1

SCALE: 1" = 30'-0"

UNIT SIZE: 400 S.F. TO 2,218 S.F.
 PARKING / AREA DATA:
 STREET PARKING: 25 SPACES
 GARAGE PARKING: 10 SPACES
 TOTAL SPACES: 35 SPACES
 OCCUPYABLE GROSS SF BLDG FR: 3,103 SF
 OCCUPYABLE GROSS SF BLDG IN: 1,700 SF
 OCCUPYABLE GROSS SF BLDG JNK: 35,400 SF
 OCCUPYABLE GROSS SF BLDG JNK: 29,400 SF
 NET SF BLDG JNK: 29,400 SF

NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY.
 NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE.

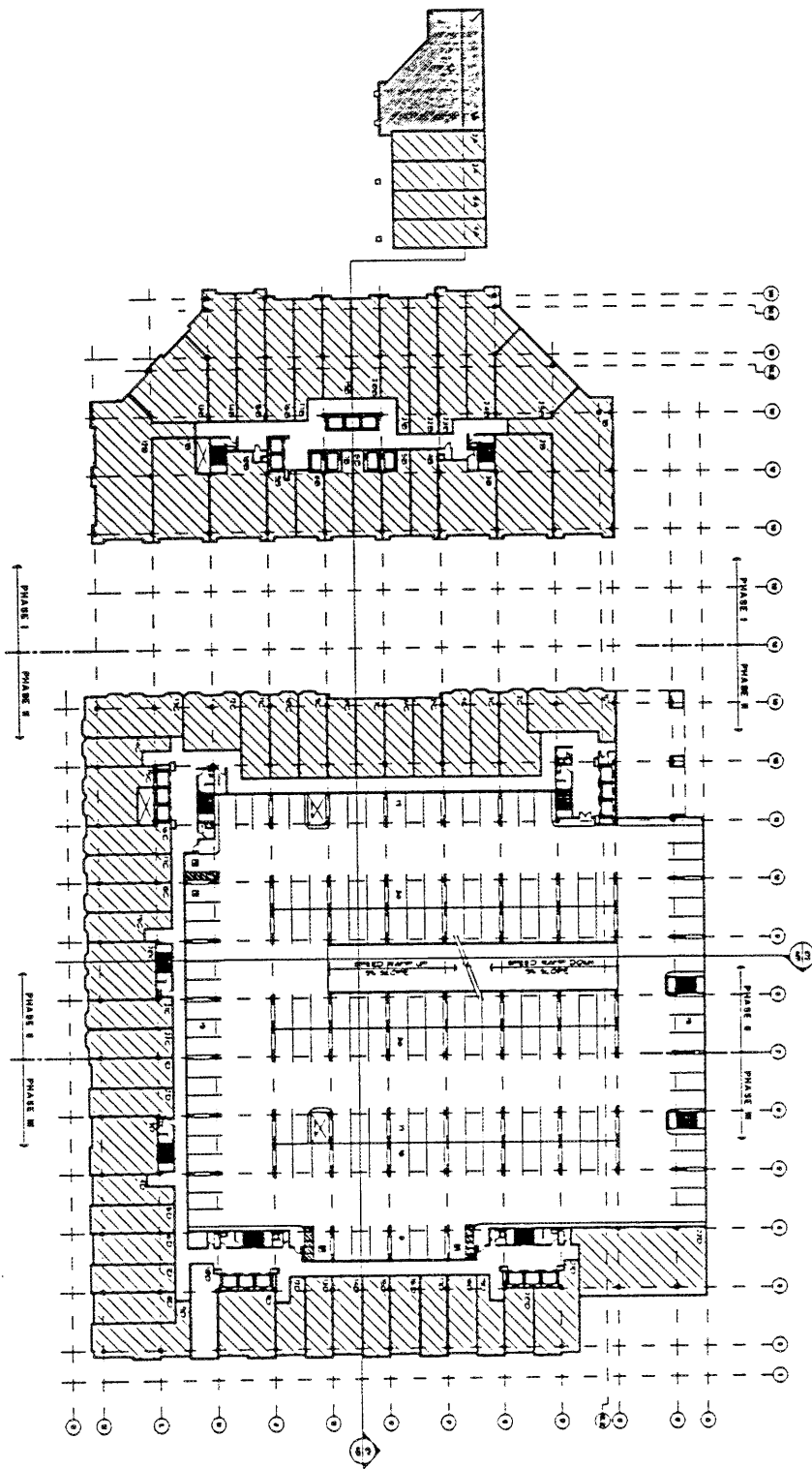
NELSEN ARCHITECTS, INC.
 SCOTTSDALE, ARIZONA 85261
 1001 E. CAMELBACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85261
 PHONE (480) 848-8800 FAX (480) 848-8801

CENTERPOINT
 Residential Development
 Tempe, Arizona



Revisions	Date
	11-11-00

Sheet
A201
 Project No.



LEGEND

RETAIL
 FLEX SPACE, OFFICE, RETAIL, LIVE/WORK, ETC.
 RESIDENTIAL

1 FLOOR PLAN, LEVEL 2

SCALE: 1/8" = 1'-0"

30' 15' 0' 30' 80' 90'

0 30' 80' 90'

0 30' 80' 90'

UNIT SIZE: 484 S.F. TO 2,082 S.F.

PARKING / AREA DATA:

ACCESSIBLE SPACES	4 SPACES
CARSPACE PARKING	66 SPACES
TOTAL SPACES	70 SPACES
OCCUPYABLE GARAGE S.F. BLDG. 1	5,183 S.F.
OCCUPYABLE GARAGE S.F. BLDG. 2	7,300 S.F.
OCCUPYABLE GARAGE S.F. BLDG. 3	7,300 S.F.
OCCUPYABLE GARAGE S.F. BLDG. 4	4,433 S.F.
NET S.F. BLDG. 1 + 2 + 3 + 4	31,513 S.F.

NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY

NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE

NELSEN ARCHITECTS, INC.
SCOTTSDALE, ARIZONA

1001 E. CAMELBACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85261
PHONE (480) 948-8800 FAX (480) 948-8801

CENTERPOINT
Residential Development
Tempe, Arizona

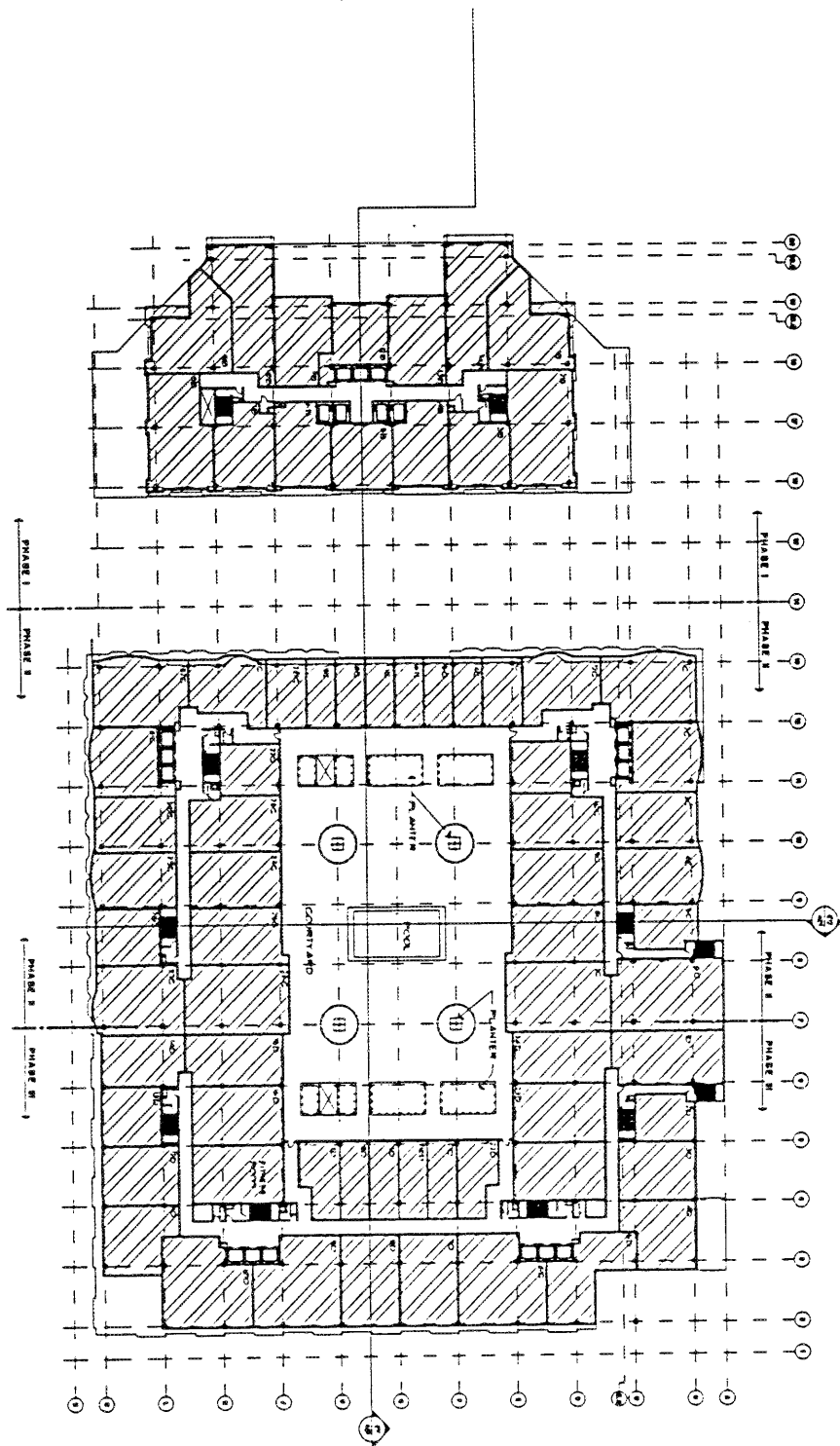
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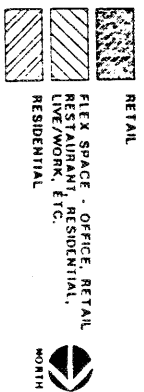
REVISIONS

1

She



LEGEND



1 FLOOR PLAN, LEVEL 4

SCALE: 1/8" = 1'-0"



UNIT SIZE: 492 S.F. TO 1,810 S.F.

NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY
NOTE: PHASE LINES ARE SCHEMATIC AND SUBJECT TO CHANGE



NELSEN ARCHITECTS, INC.
SCOTTSDALE, ARIZONA

1031 E. CAMDENBACH ROAD, SUITE 100 SCOTTSDALE, ARIZONA 85261
PHONE (480) 948-0800 FAX (480) 948-0801

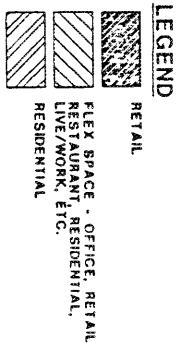
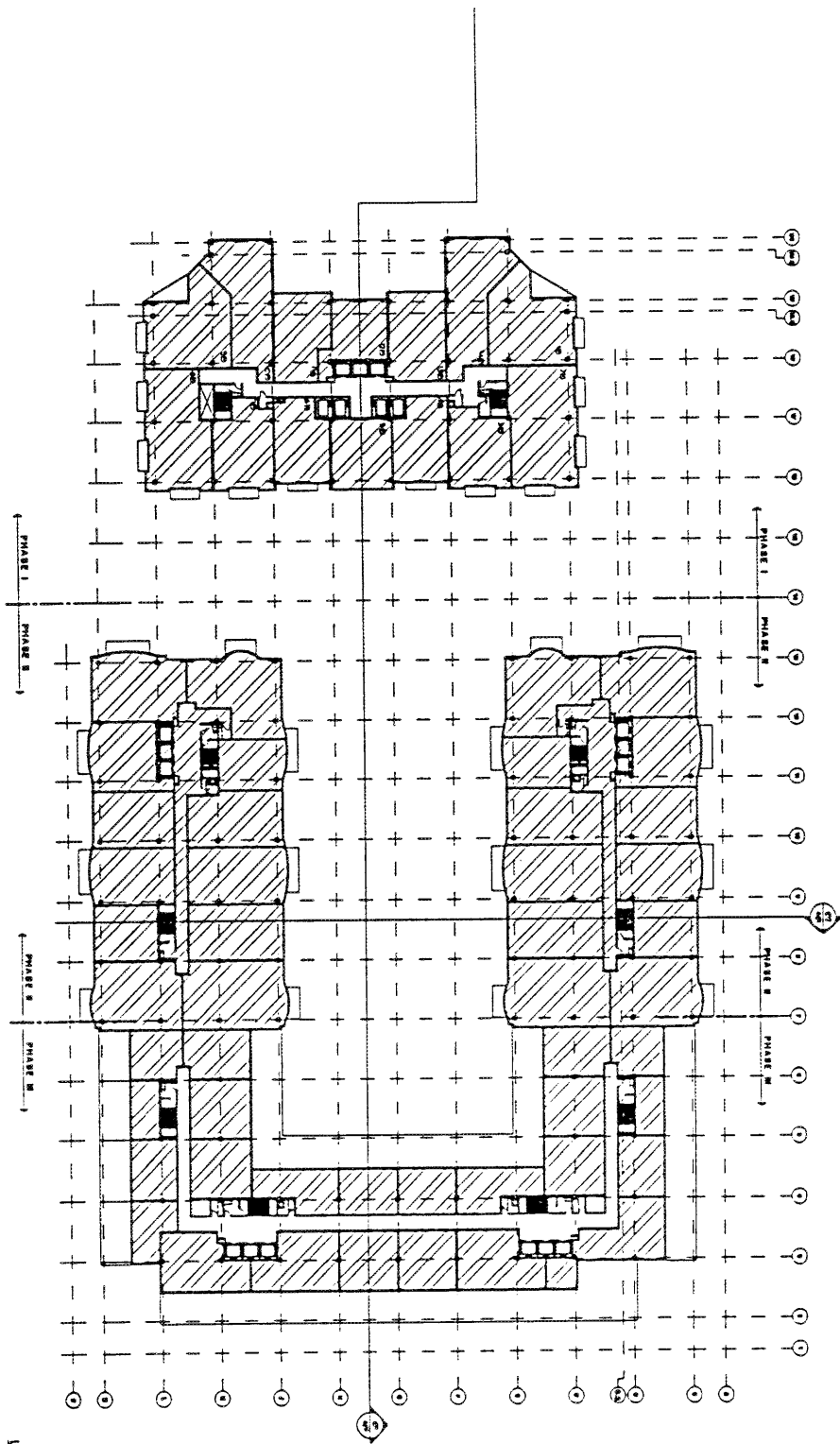
CENTERPOINT
Residential Development
Tempe, Arizona



DATE: 11-14-00
BY: [signature]

Revisions

C



1 FLOOR PLAN, LEVEL 5

UNIT SIZE: 492 S.F. TO 1,910 S.F.
 NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY
 NOTE: PHASE LINES ARE SCHEMATIC AND SUBJECT TO CHANGE

Sheet No.

A205



NELSEN ARCHITECTS, INC.
 SCOTTSDALE, ARIZONA

7031 E. CAMELBACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85251
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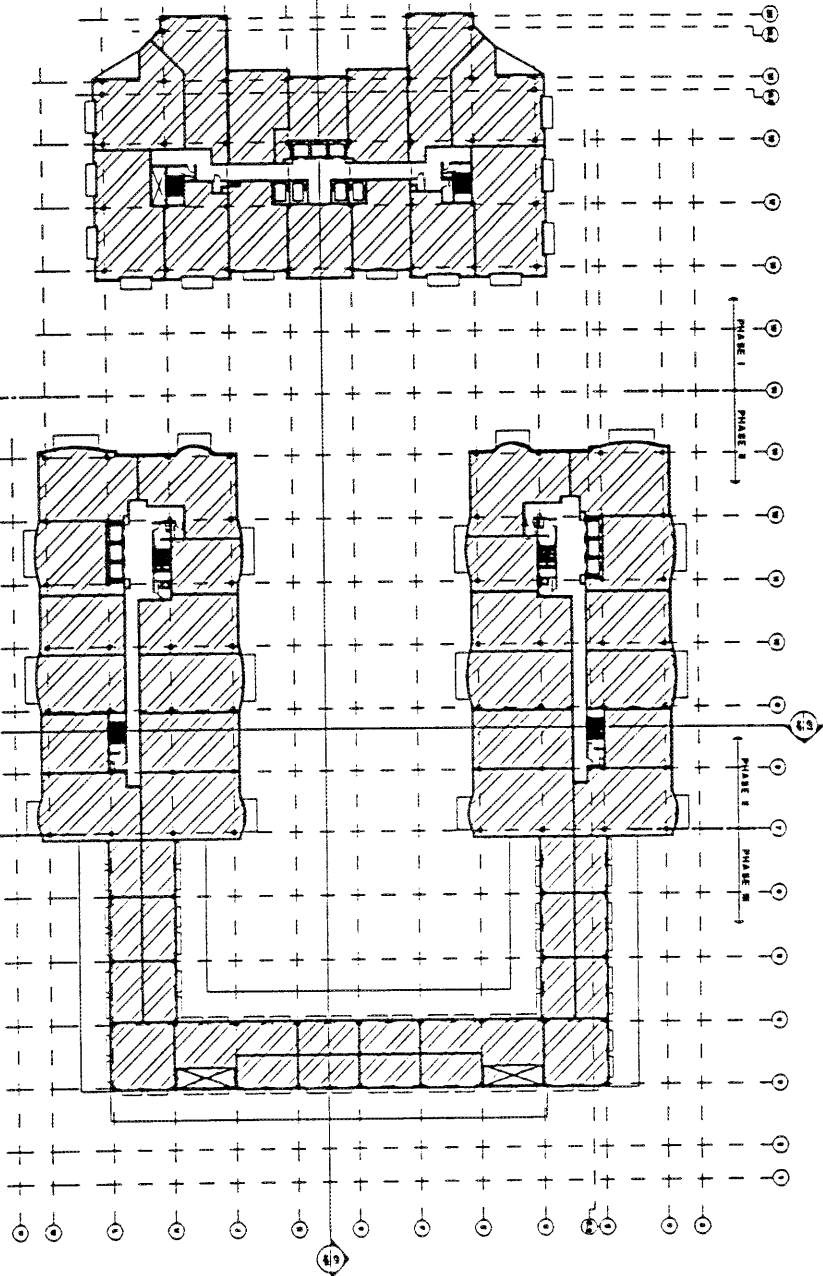


Date: 11-14-00

11-14-00

Revisions

C



LEGEND

RETAIL

FLEX SPACE - OFFICE, RETAIL, RESTAURANT, RESIDENTIAL, LIVE/WORK, ETC.

RESIDENTIAL



1 FLOOR PLAN, LEVEL 6

SCALE: 1/8"

UNIT SIZE: 492 S.F. TO 1890 S.F.

NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY

NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE

Project No. **A206**



NELSEN ARCHITECTS, INC.

SCOTTSDALE AUSTIN

1001 E. CAMERON ROAD SUITE 100 SCOTTSDALE, ARIZONA 85251

PHONE (480) 949-8800 FAX (480) 949-8801

CENTERPOINT

Residential Development

Tempe, Arizona

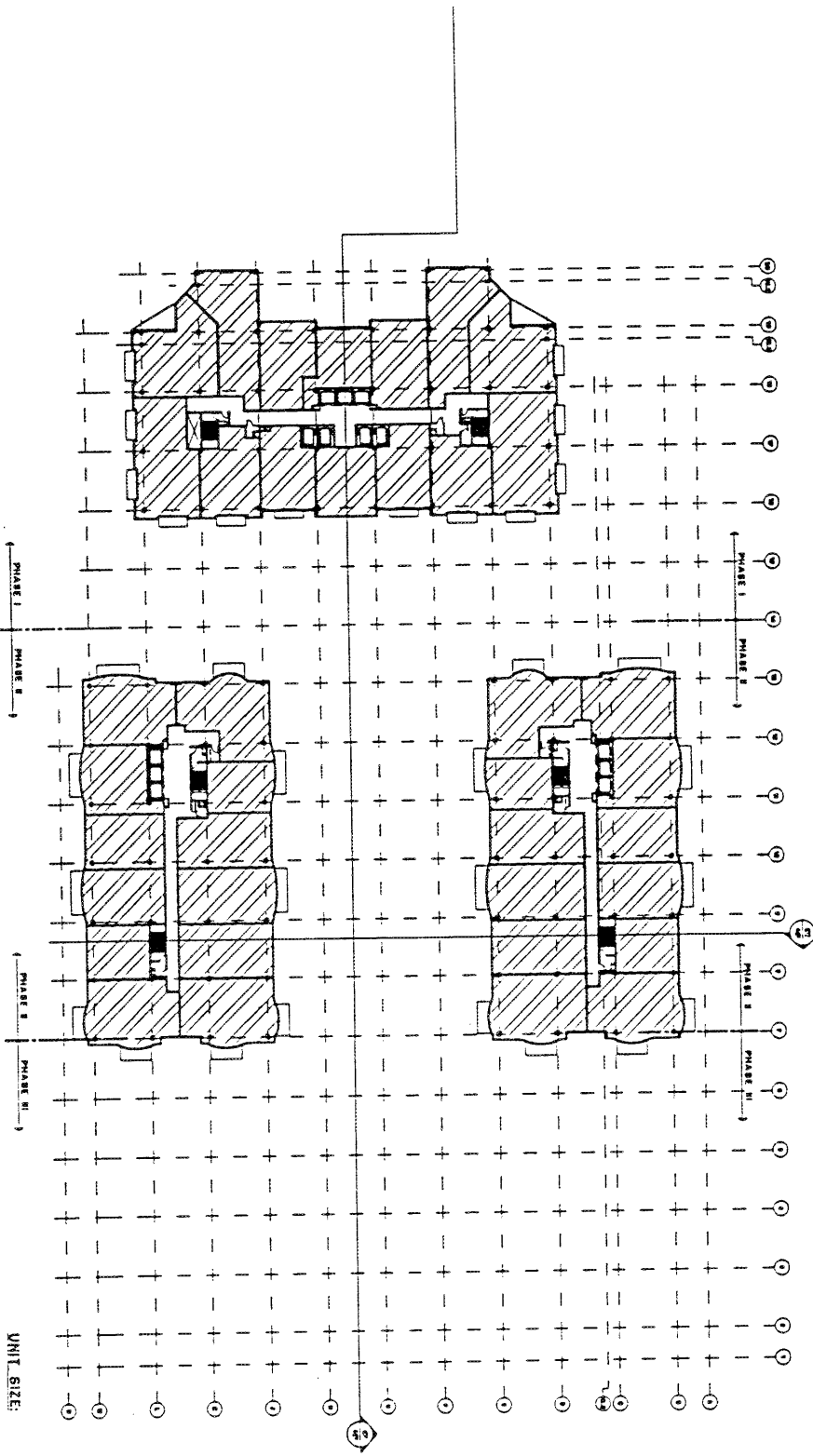


Date: 11-14-00

By: [Signature]

Revisions

C



- LEGEND**
- RETAIL
 - FLEX SPACE - OFFICE, RETAIL, RESTAURANT, RESIDENTIAL, LIVE/WORK, ETC.
 - RESIDENTIAL



1 FLOOR PLAN, LEVEL 7
SCALE: 1" = 10'

UNIT SIZE: 492 S.F. TO 1,910 S.F.
NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY
NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE

Revisions

C

NELSEN ARCHITECTS, INC.
SCOTTSDALE, ARIZONA

CENTERPOINT
Residential Development
Tempe, Arizona

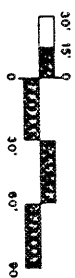


Date: 11-14-00
By: [Signature]

Project No: A207
Sheet

LEGEND

RETAIL
 FLEX SPACE - OFFICE, RETAIL, RESTAURANT, RESIDENTIAL, LIVE/WORK, ETC.
 RESIDENTIAL

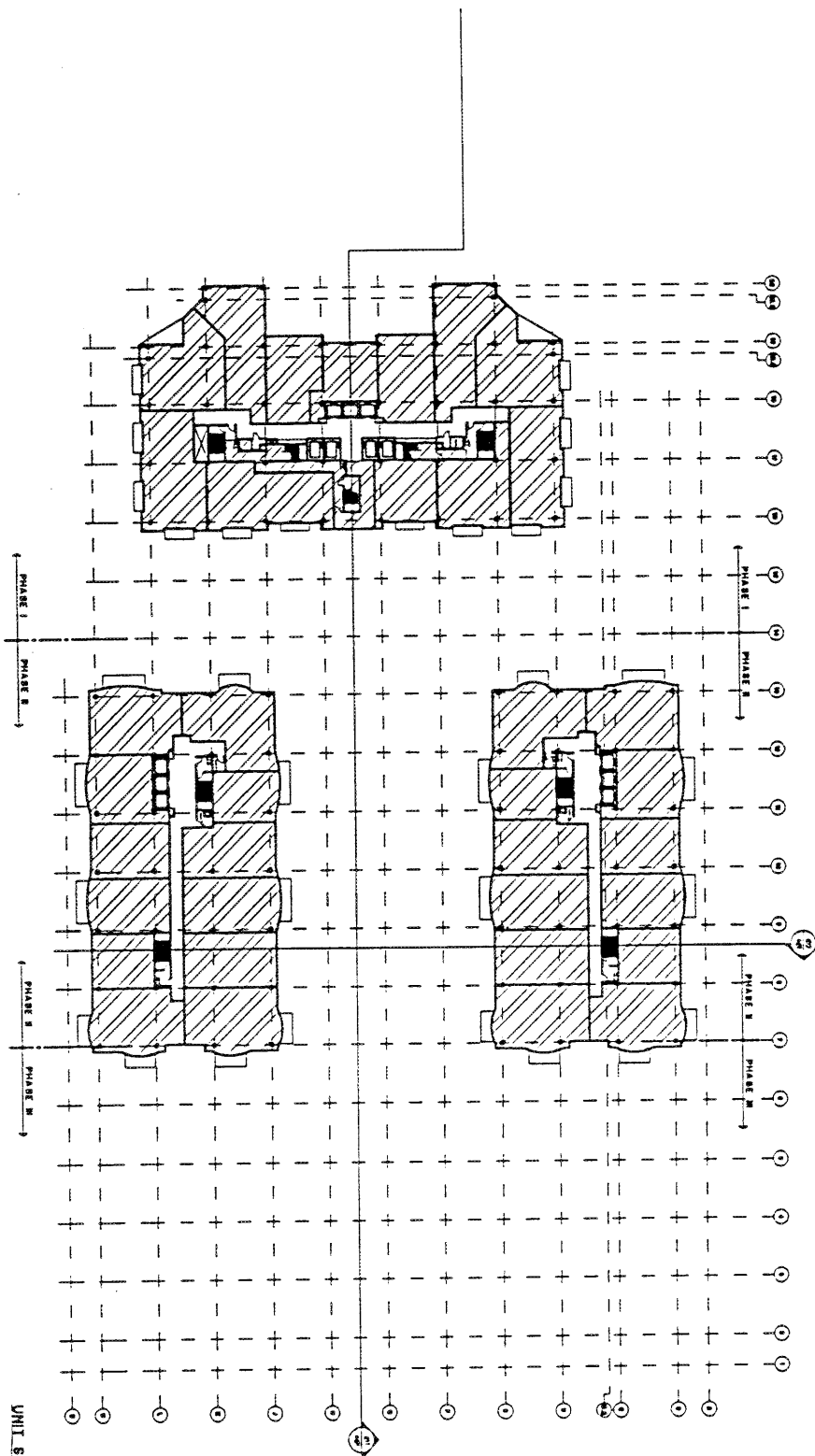


1 FLOOR PLAN, LEVEL 8

UNIT SIZE: 492 S.F. TO 1,970 S.F.

NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY

NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE



REVISIONS

C

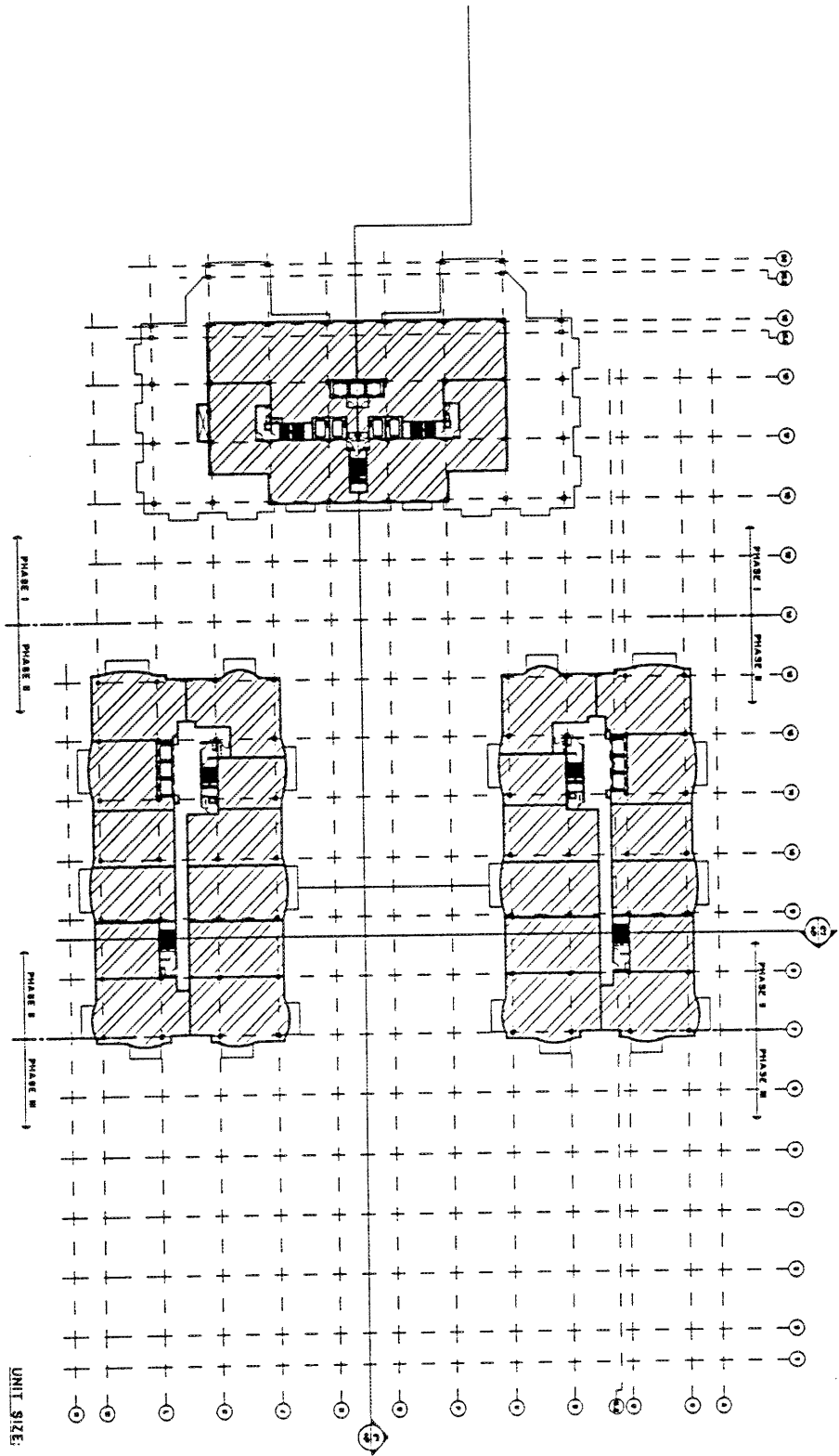
NELSEN ARCHITECTS, INC.
 SCOTTSDALE AUSTIN
 7051 E. CAMELBACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85251
 PHONE (480) 648-6800 FAX (480) 648-6801

CENTERPOINT
 Residential Development
 Tempe, Arizona



Date: 11-14-00
 0 100% DEVELOPMENT

Project No. **A208**



LEGEND

RETAIL

FLEX SPACE - OFFICE, RETAIL, RESTAURANT, RESIDENTIAL, LIVE/WORK, ETC.

RESIDENTIAL



1 FLOOR PLAN, LEVEL 9

UNIT SIZE: 492 S.F. TO 1,810 S.F.

NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY

NOTE: PHASE LINES ARE SCHEMATIC AND SUBJECT TO CHANGE

Project No. A209

NELSEN ARCHITECTS, INC.
SCOTTSDALE, ARIZONA
7021 E. CAMELBACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85251
PHONE (480) 948-0800 FAX (480) 948-0801

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Residential Development
Tempe, Arizona

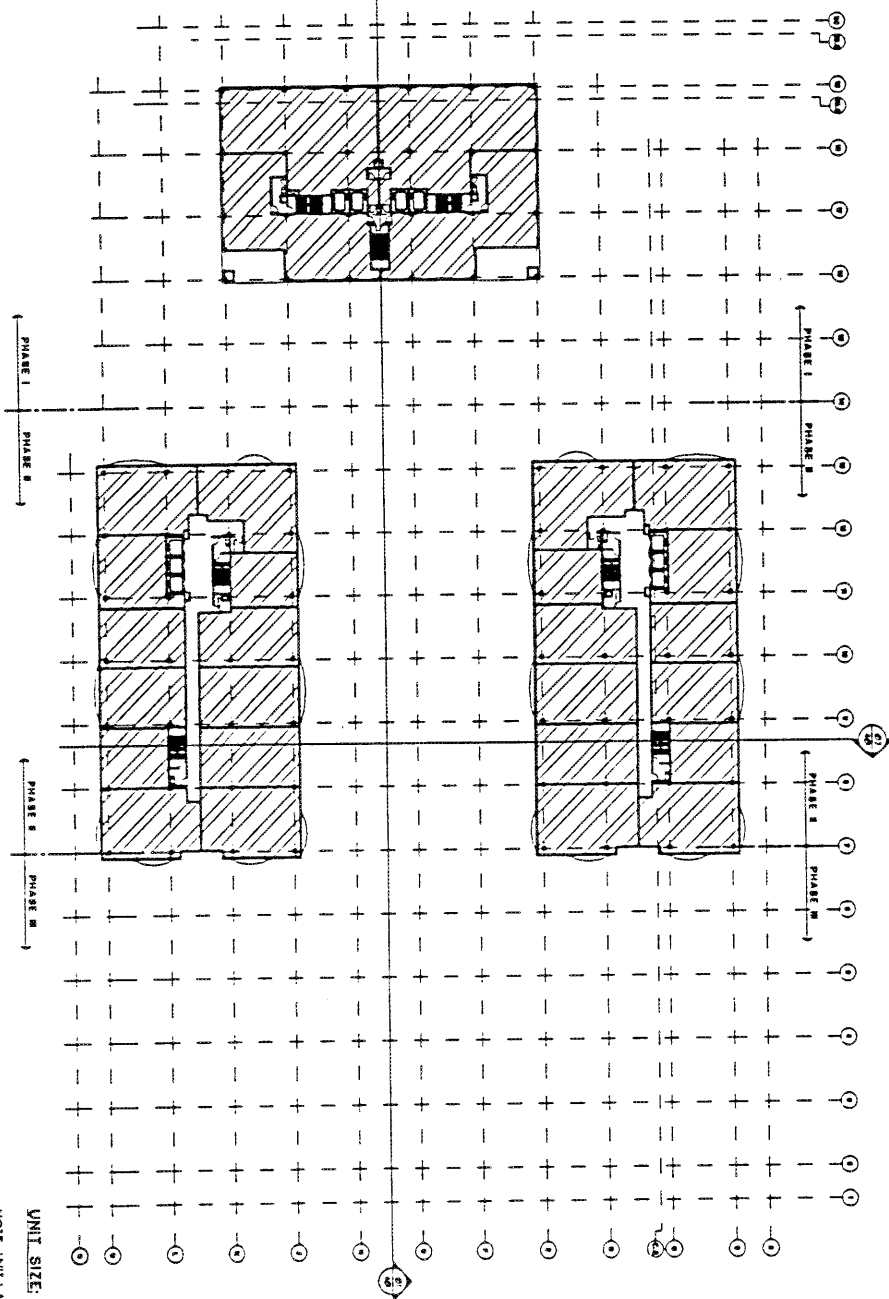
B. BRUNNEN
DESIGN

Revisions

Date: 11-14-00

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- LEGEND**
- RETAIL
 - FLEX SPACE, OFFICE, RETAIL, RESTAURANT, RESIDENTIAL, LIVE/WORK, ETC.
 - RESIDENTIAL

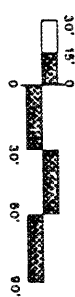


1 FLOOR PLAN, LEVEL 10

UNIT SIZE: 492 S.F. TO 1,910 S.F.
 NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY
 NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE

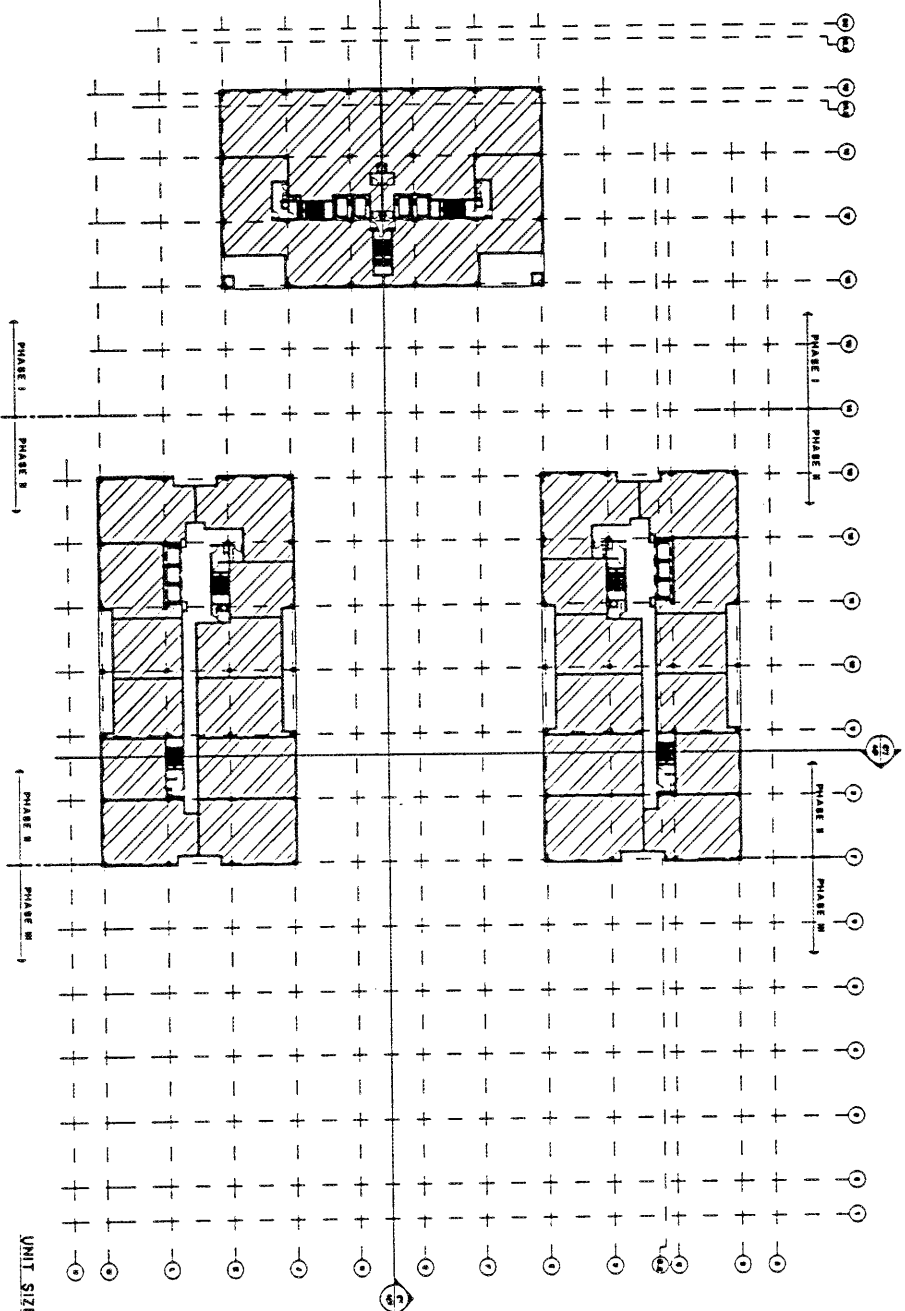
LEGEND

RETAIL
 FLEX SPACE - OFFICE, RETAIL, RESTAURANT, RESIDENTIAL, LIVE/WORK, ETC.
 RESIDENTIAL

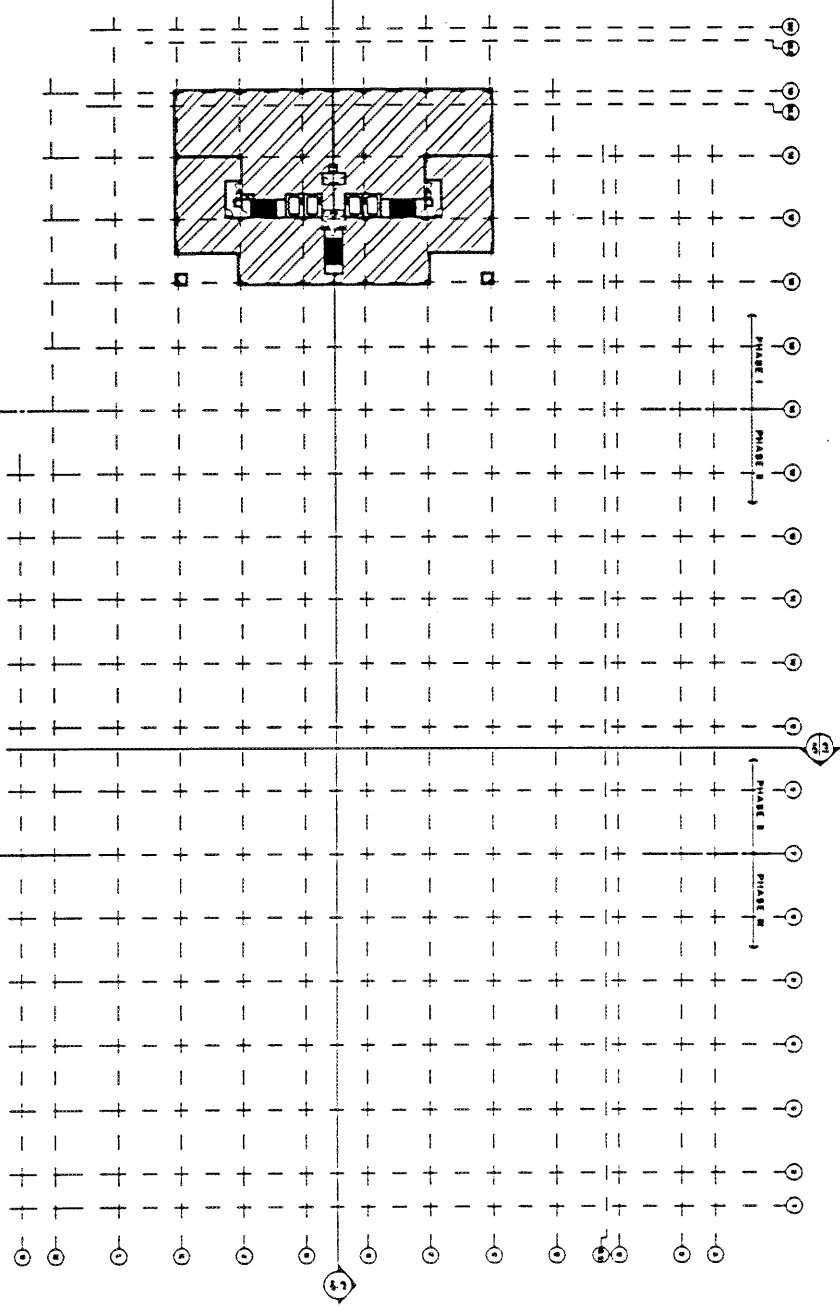


1 FLOOR PLAN, LEVEL 11

UNIT SIZE: 492 S.F. TO 1,910 S.F.
 NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY
 NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE



C



LEGEND

RETAIL
 FLEX SPACE - OFFICE, RETAIL, RESTAURANT, RESIDENTIAL, LIVE/WORK, ETC.
 RESIDENTIAL








1 FLOOR PLAN, LEVEL 12

UNIT SIZE: 492 S.F. TO 1,910 S.F.

NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY

NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE

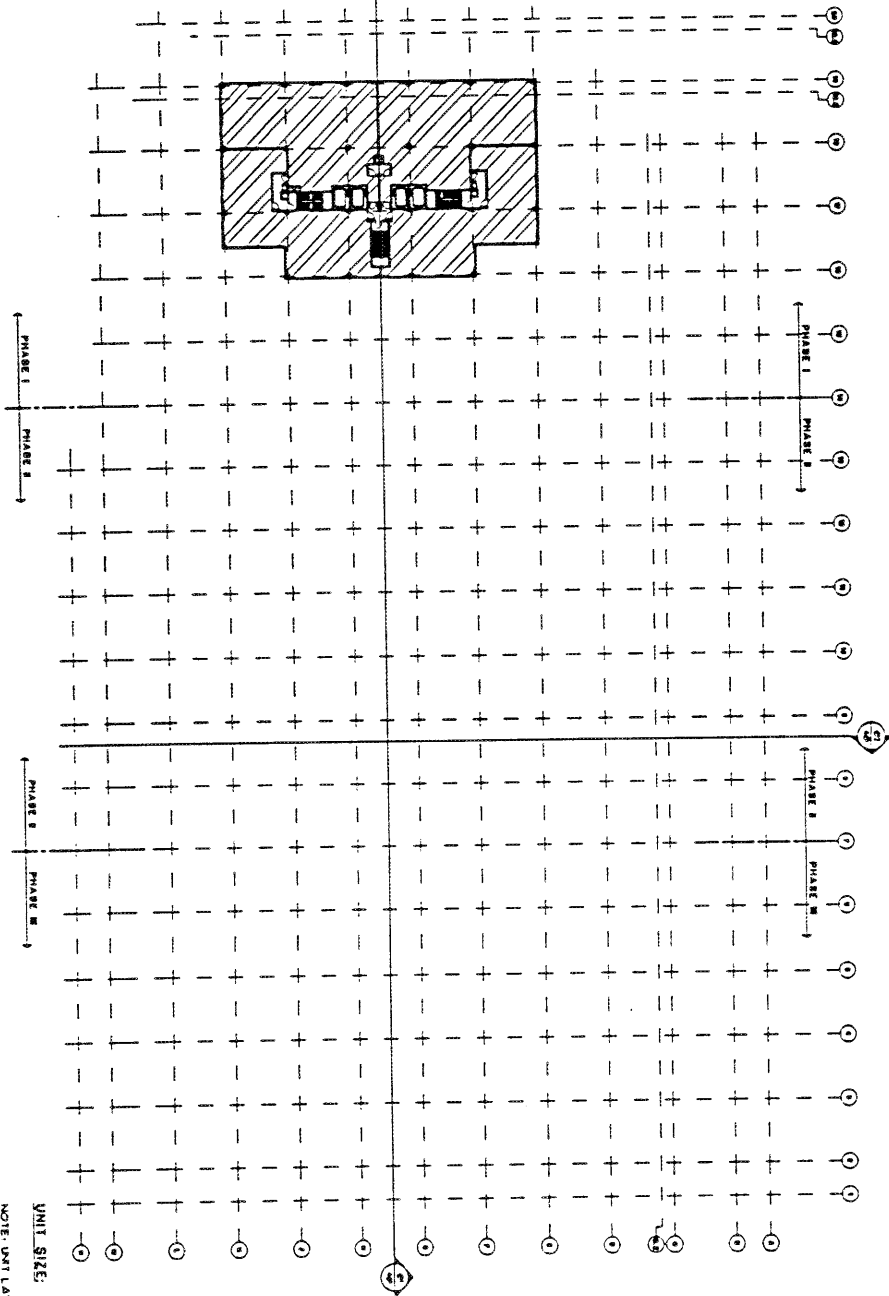
LEGEND

 RETAIL
 FLEX SPACE, OFFICE, RETAIL
 RESTAURANT, RESIDENTIAL
 LIVE/WORK, ETC.
 RESIDENTIAL



1 FLOOR PLAN, LEVEL 13

UNIT SIZE: 2,479 S.F. TO 3,097 S.F.
 NOTE: UNIT LAYOUTS AND QUANTITIES
 ARE PRELIMINARY
 NOTE: PHASE LINES ARE SCHEMATIC
 AND ARE SUBJECT TO CHANGE



Project No.
 A213
 Sheet

NELSEN ARCHITECTS, INC.
 7031 E CAMERON ROAD SUITE 100 SCOTTSDALE, ARIZONA 85251
 PHONE (480) 948-9800 FAX (480) 948-8801

CENTERPOINT
 Residential Development
 Tempe, Arizona


 BACCHIONE
 ARCHITECTS

Date
 11-14-00

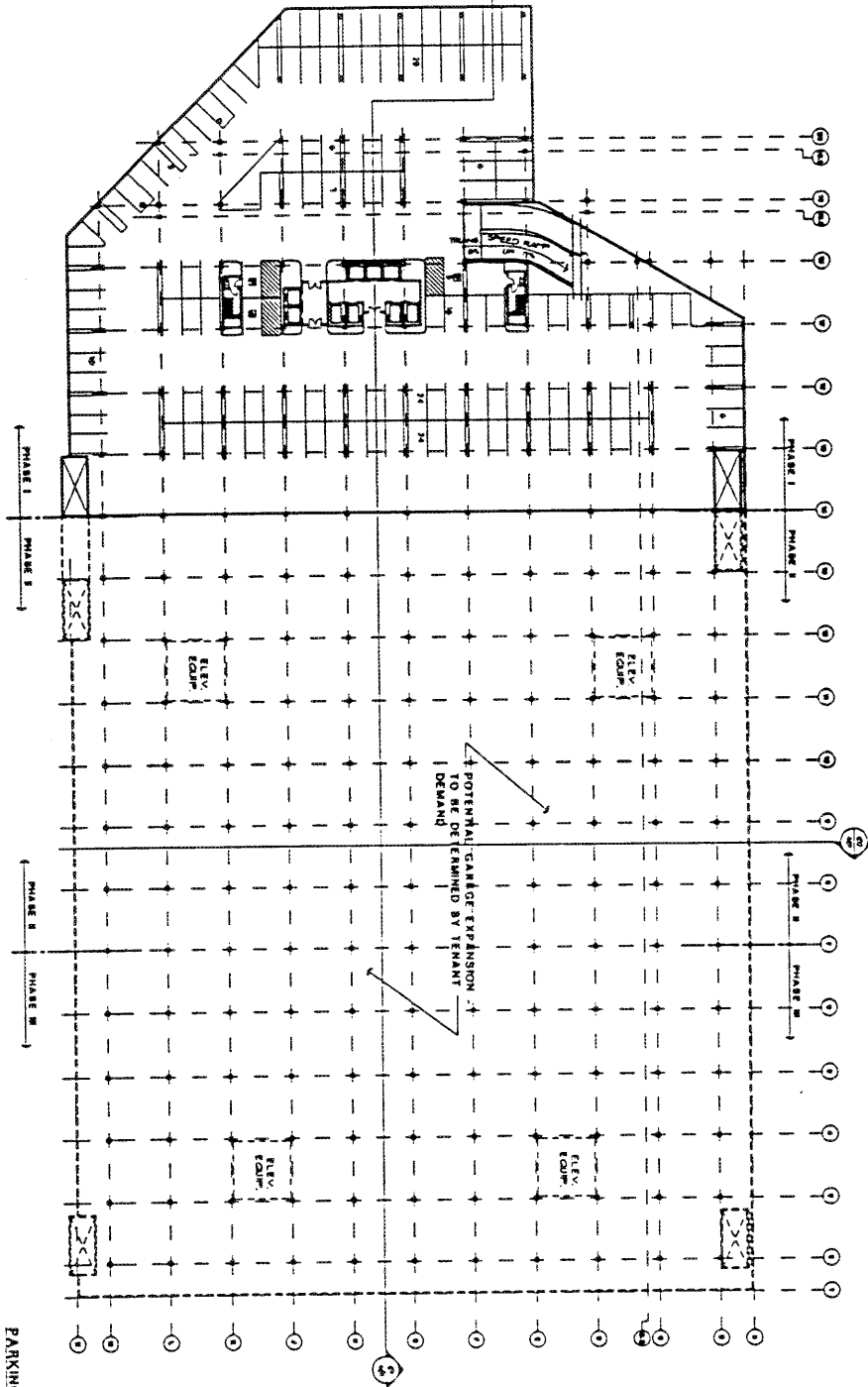
Revisions

C



NOTE: PAGES 1-5 ARE SCHEMATIC AND ARE SUBJECT TO CHANGE

PARKING / AREA DATA:	
ACCESSIBLE SPACES	11 SPACES
PARKING SPACES	418 SPACES
TOTAL SPACES	429 SPACES
GRASSY AREA	601500 SF.



1 FLOOR PLAN, LEVEL B3
 SCALE: NTS
 OPTIONAL, IF REQUIRED -
 DETERMINED BY PHASING &
 TENANT DEMAND

PARKING / AREA DATA:
 ACCESSIBLE SPACES 3 SPACES
 PARKING SPACES 125 SPACES
 TOTAL SPACES 128 SPACES
 GROSS AREA 6,754.3 SF.
 NOTE: PHASE LINES ARE SCHEMATIC
 AND ARE SUBJECT TO CHANGE

NELSEN ARCHITECTS, INC.
 SCOTTSDALE, ARIZONA 85251
 1031 E. CAMERLACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85251
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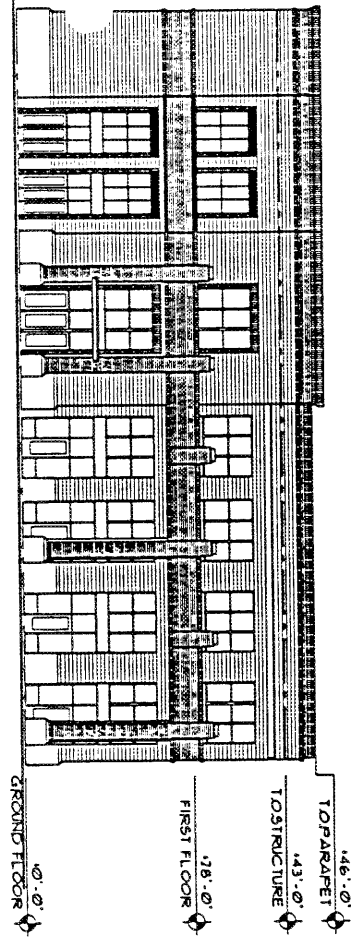
CENTERPOINT
 Residential Development
 Tempe, Arizona

B
 BROWNSTONE
 REAL ESTATE

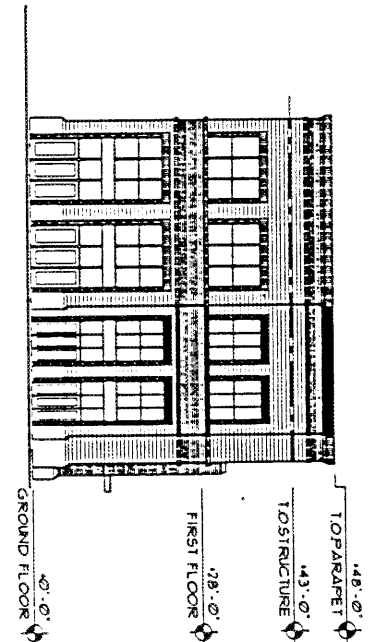
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Revisions

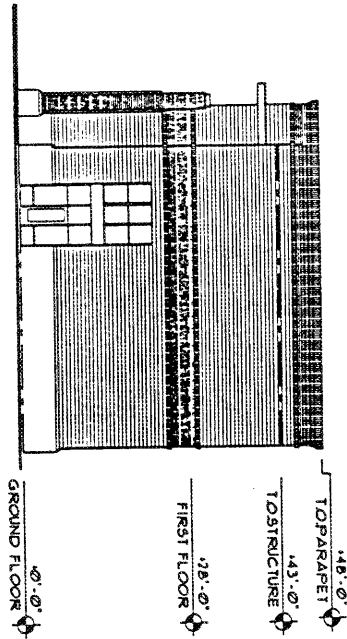
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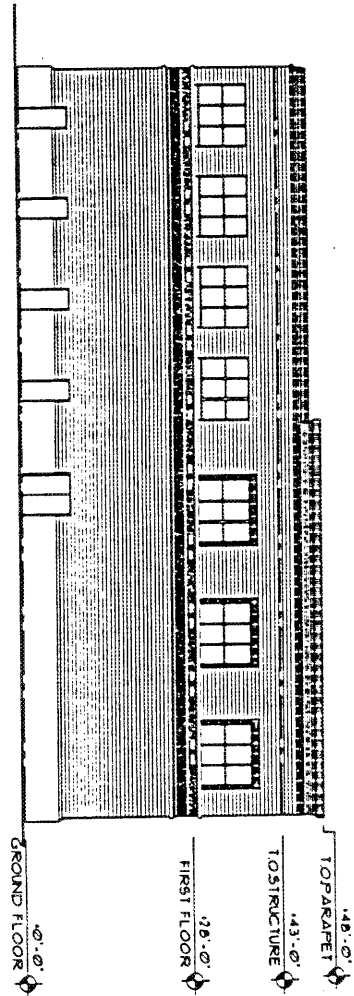
- 04 -
MAPLE AVENUE
EAST ELEVATION



- 03 -
BUILDING M
SOUTH ELEVATION



- 02 -
BUILDING M
NORTH ELEVATION



- 01 -
BUILDING M
WEST ELEVATION

- BUILDING MATERIALS**
1. BRICK VENEER (TILE COLORS)
 2. PRE-CAST CONCRETE
 3. METAL PANELS / ROOFING
 4. EIFS TRIM / CORNICE
 5. NATURAL STONE

D

Revisions

Date: 11-14-00
By: [Signature]

B
RESIDENTIAL DEVELOPMENT

CENTERPOINT
Residential Development
Tempe, Arizona

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SCOTTSDALE, ARIZONA
1001 E. CAMERON ROAD SUITE 100 SCOTTSDALE, ARIZONA 85261
PHONE (480) 948-6800 FAX (480) 948-6801

Sheet
A301
Project No.

✓ 239-0'
✓ 10. TECH. SCREENS
✓ 235-0'
✓ 10. PARADET
✓ 215-0'
✓ 10. STRUCTURE

THIRTEENTH FLOOR

4 117.0'
TWELFTH FLOOR

ELEMENTAL FLOOR

TENTH PLOOR

PLATE 14. DOOR

W. 8'
EIGHTH FLOOR

9EVEN114 01.COM

MOOTWIKIS 6
3. 13

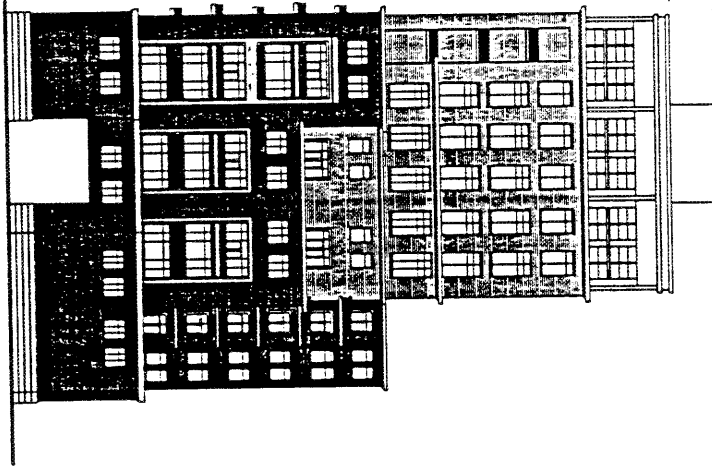
Q. 3. What is the difference between a
primary and a secondary cell?

56-2
FORNITH PL COOR

THIRD FLOOR

75-8
RECORD FLOOR

0'-0"
GRAVEL FLOOR



02
BUILDING J1
WEST ELEVATION
N18

335.0°
T.O. MECA SCREENS
335.0°
T.O. PARAPET
335.0°
T.O. STRUCTURE

MA. 0.
THIRTEENTH FLOOR

IN - 8
TWELFTH ROOM

ELEVENTH FLOOR

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76-0
MAY 14 1968

◆ 7.0
EIGHTH FLOOR

30-0
SEVENTH FLOOR

BIRTH ROOM

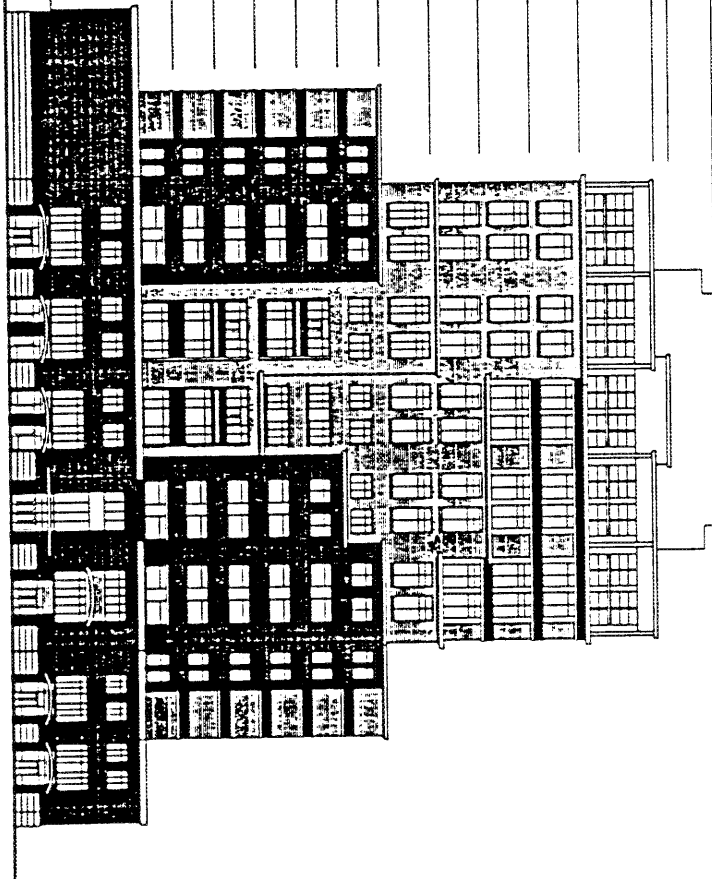
PH 74 MAC 008

FOURTH FLOOR

THIRD FLOOR

SECOND PLACE

GROUND FLOOR



BUILDING J1
SOUTH ELEVATION
RTB
01

BUILDING MATERIALS

1. BRICK VENEER (MULTIPLE COLORS)
2. POOR CAST CONCRETE
3. METAL PANELS / ROOFING
4. EIFS TRIM / CORNICE
5. NATURAL STONE

References

11-16-04

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B
REVIEWS

CENTERPOINT
Residential Development
Tempe, Arizona

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ARCHITECTS, INC.**
SCOTTSDALE AUSTIN

7001 E. CAMELBACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85261
PHONE (480) 949-0900 FAX (480) 949-0900

50

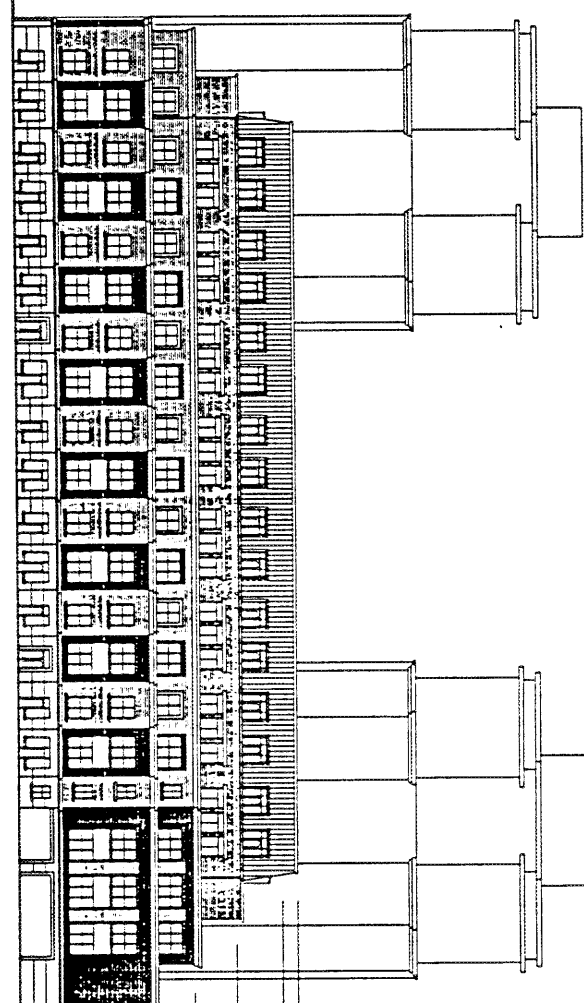
302b

Property No:

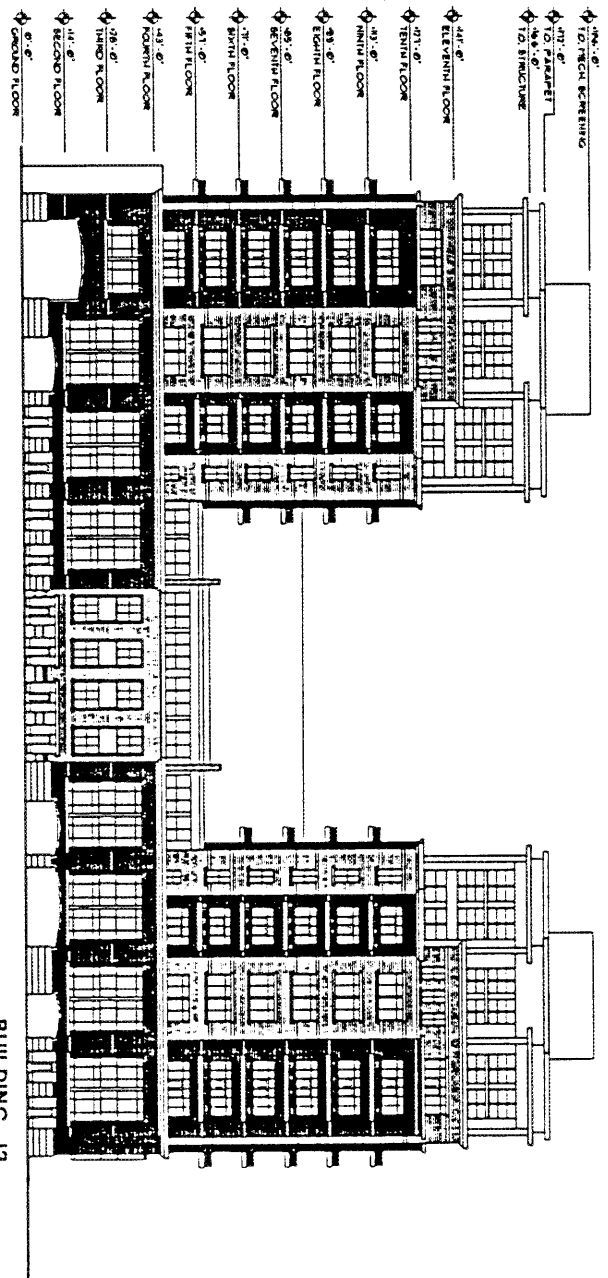


- 1 -
BUILDINGS J2 & K
MAPLE AVENUE
EAST ELEVATION
SCALE: 1/8" = 1'-0"

- BUILDING MATERIALS**
1. BRICK VENEER (MULTIPLE COLORS)
 2. PRECAST CONCRETE
 3. METAL PANELS / ROOFING
 4. EIFS THERM / CORNICE
 5. NATURAL STONE

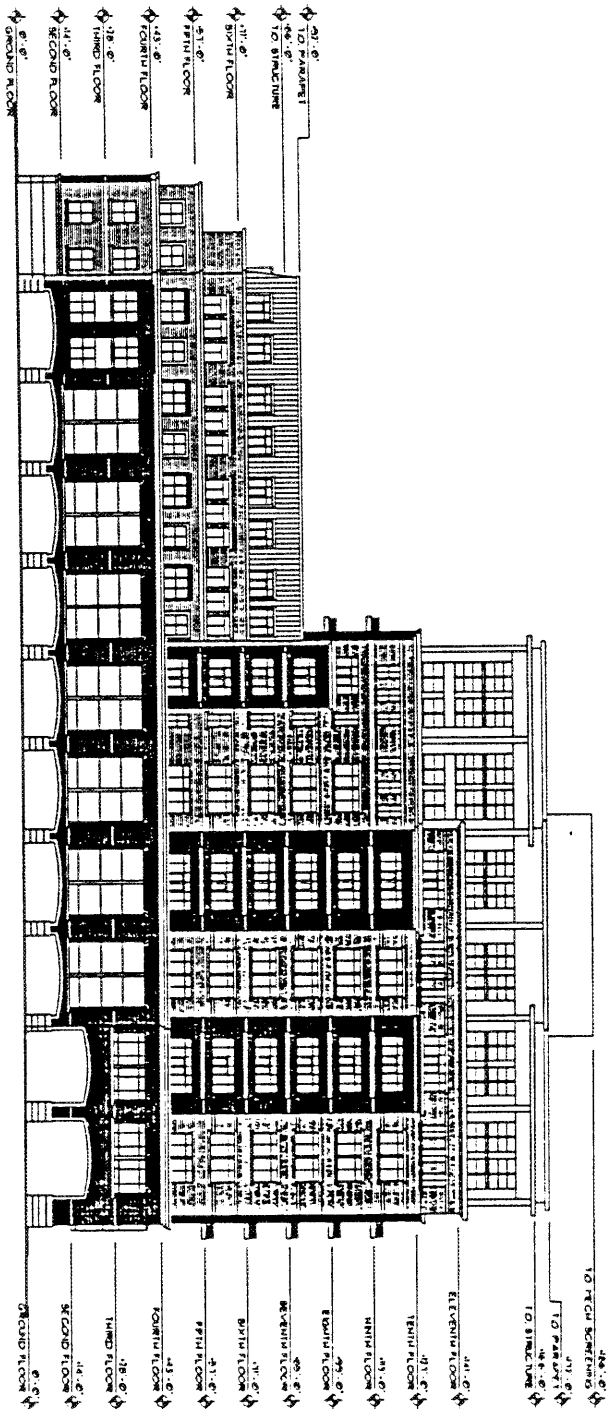


- 2 -
BUILDINGS J2 & K
FIFTH STREET
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING J2
SIXTH STREET
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING J2 & K
WEST ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING MATERIALS

1. BRICK VENEER (FULL TIME COLORED)
2. PRE-CAST CONCRETE
3. METAL PANELS / ROOFING
4. EIFS, TERR / CORNICE
5. NATURAL STONE

D

Revisions

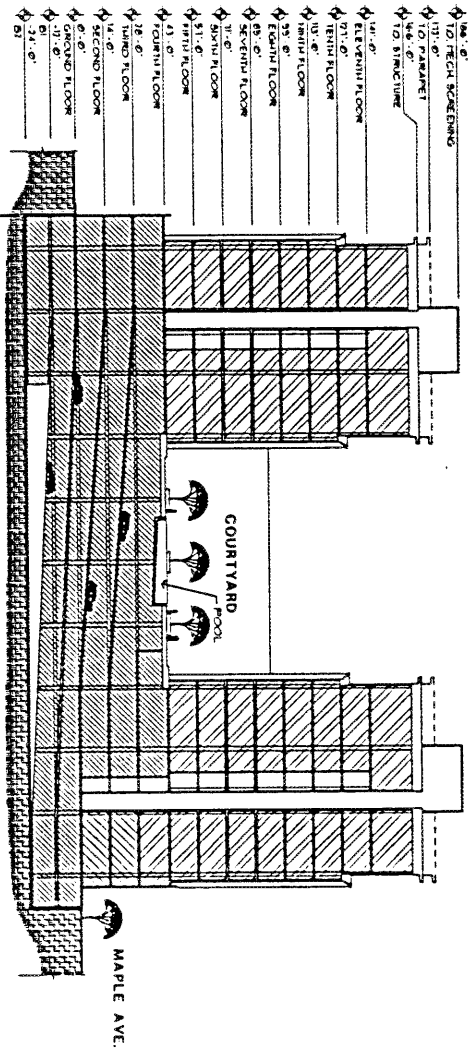
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By: [Signature]
Check: [Signature]

B
BYRON STONE
ARCHITECTS

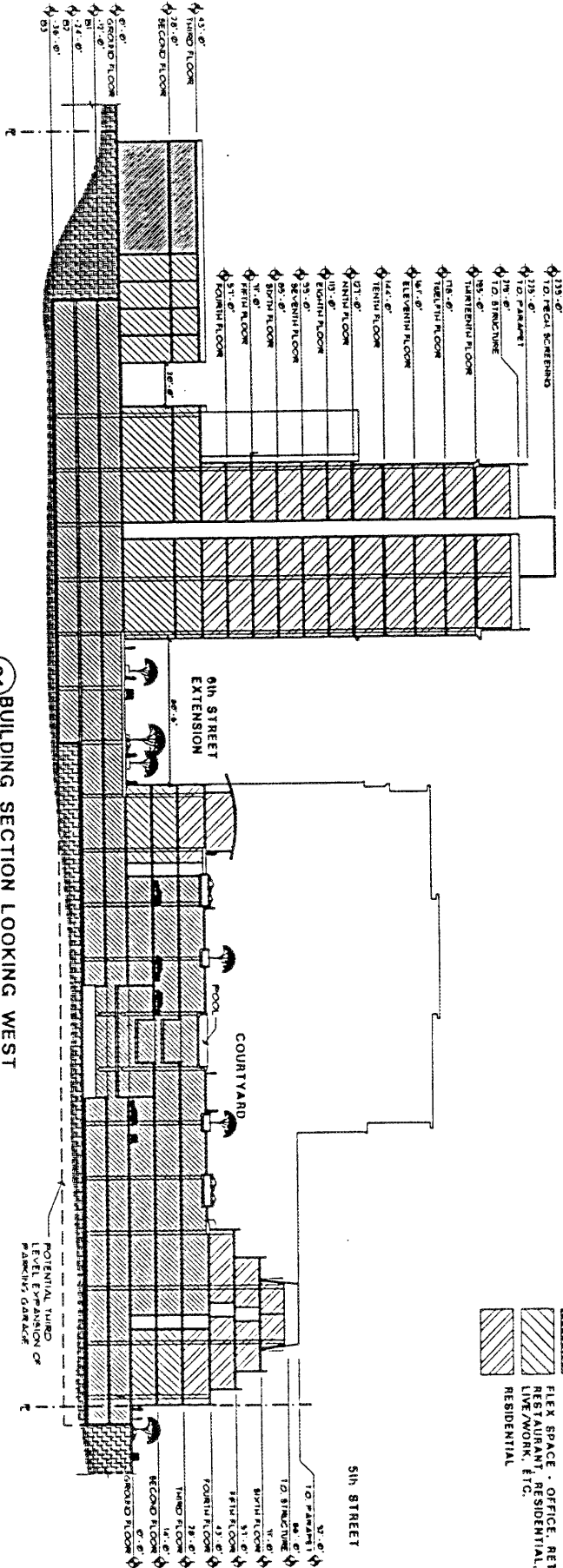
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Tempe, Arizona

NELSEN ARCHITECTS, INC.
1001 E. CAMDEN ROAD SUITE 100 SCOTTSDALE, ARIZONA 85258
PHONE (480) 948-8800 FAX (480) 948-8801

A303b
Sheet
Project No.



-02- BUILDING SECTION LOOKING NORTH
SCALE: 1/8" = 1'-0"



-01- BUILDING SECTION LOOKING WEST
SCALE: 1/8" = 1'-0"

LEGEND

	RETAIL
	FLEX SPACE - OFFICE, RETAIL, RESTAURANT, RESIDENTIAL, LIVE/WORK, ETC.
	RESIDENTIAL

Revisions

11-14-00	
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Date: 11-14-00
By: [Signature]

B
PROFESSIONAL
ARCHITECT

CENTERPOINT
Residential Development
Tempe, Arizona

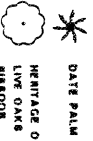
NELSEN ARCHITECTS, INC.
SCOTTSDALE AUSTIN
7021 E. CAMERON ROAD SUITE 100 SCOTTSDALE, ARIZONA 85261
PHONE (480) 948-6900 FAX (480) 948-6900

Sheet
A401
Project No.

x APPROVED AMUA
ARIZONA LIST

TREES

GROUND COVER



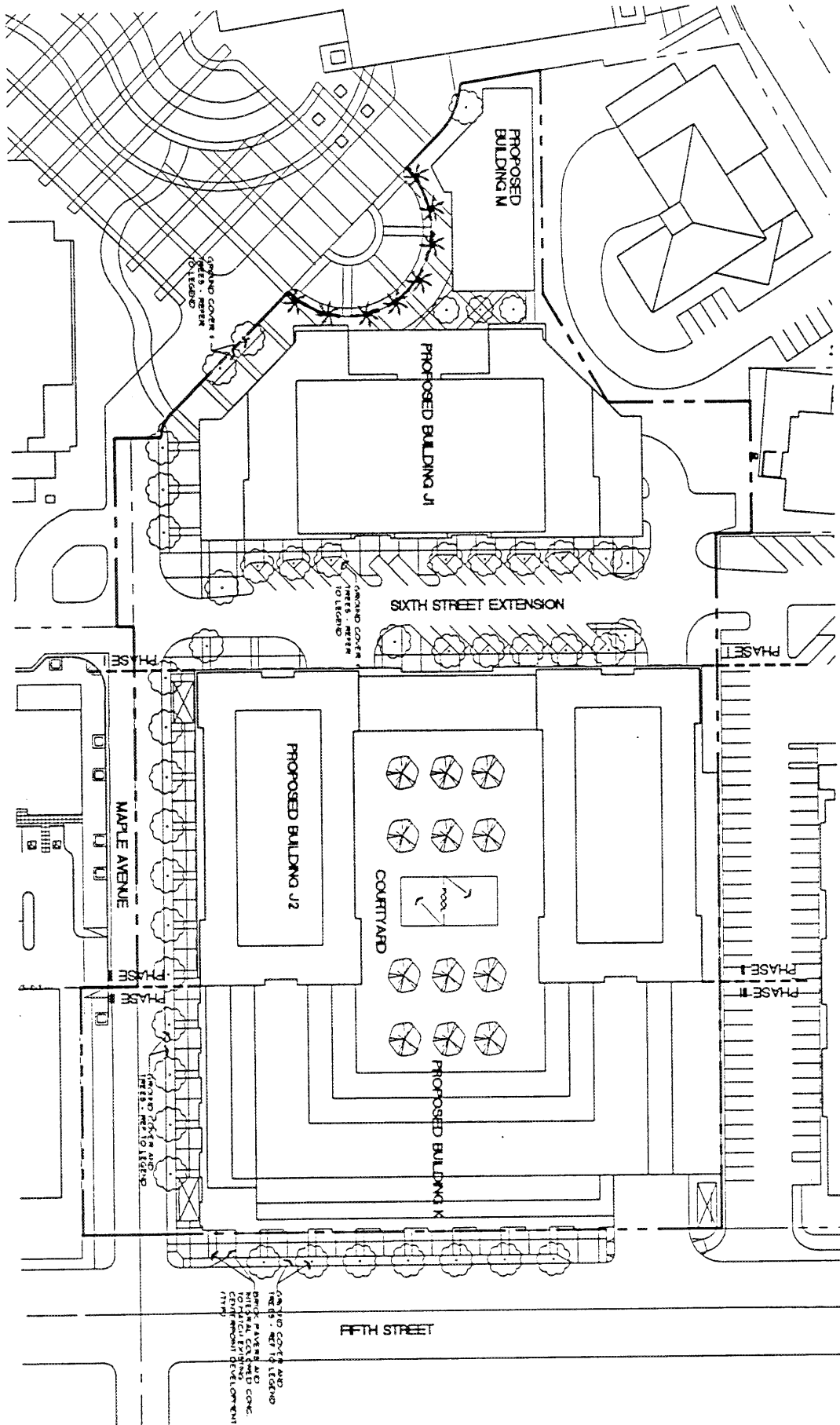
DATE PALM
HERITAGE OAKS
LIVE OAKS
BRISBON
BRAZILIAN PEPPER
MESQUITE PALM YEMO



TRUE
NORTH

1 CONCEPTUAL LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"




CENTERPOINT RESIDENTIAL NARRATIVE

The CenterPoint Residential project comprises approximately 5 AC of the +/-24 AC. of the CenterPoint Development. The project is specifically located South of 5th Street and West of Maple Avenue just North of the existing Parking Garage No 1 and the Theater and East of the Marriott Hotel.

The Center Point Residential project is located within the "CenterPoint" property and is envisioned as a Mixed use project which will offer "flex-space" opportunities for the first two levels from the street. The term "flex-space" describes live/work opportunities that would be offered as a for sale product. This will offer an active and exciting urban edge as well as ownership and investment opportunities for the tenants. The existing approved allowable uses, as part of the Centerpoint PAD, accommodate general retail, office, theater, hotel, art gallery and restaurants. We are requesting a Use Permit under the CCD to allow the "flex space" concept to be viable in order to provide live/work opportunities by providing the mix of residential/ multi-family and commercial uses such as retail, office, restaurant (with entertainment), medical, dental, professional, clerical, administrative or sales service only are rendered, fine arts class instruction studios and photography studios. We feel this will provide for a truly integrated and vibrant aspect of Urban City Living.

The CenterPoint Residential project proposes continuing 6th Street through to Ash Avenue. This will increase the pedestrian connections to the surrounding areas and provide for better circulation and reduce the traffic impact of the project by allowing access directly to Ash Avenue or Mill Avenue. The site will provide and is also surrounded by goods and services that will encourage pedestrian walking and the use of public transportation systems located near the site. We are requesting a variance to the ordinance requiring 365 bicycle spaces. We feel that the nature of this project and its location within the downtown area provides for ample bicycle parking opportunities, thus we are requesting to provide 50 bicycle parking spaces.

The CenterPoint Residential project (642 units) provides less density than is permissible under the Center Point CCD zoning ordinance (964 units), thus reducing the overall massing of the project. The units range from 600 sf. to 3,500 sf. The project's massing and articulation is sensitive to the surrounding area. The buildings create a three-story base throughout and step back to create balcony opportunities. We are proposing four buildings on the site, which step toward the center of the site. Along 5th Street is a 6-story Residential building (K) that defines an internal courtyard. Building K was approved as an 8- Story Hotel building under the previous PAD's. The next building that defines the Courtyard toward the South (J2) is proposed to be two 11-Story Residential buildings. The third building (J1) is a 13-Story residential tower located at the center of the site. The fourth building (M) is proposed as a 2-story Retail/Restaurant and Flex Space building of +/-12,000 SF. Under the previous PAD, 2-12 Story buildings and an 8- story Hotel building and a six level garage building were previously approved in this location. In an effort to reduce the overall massing of the project and create the necessary variety, hierarchy, urban edge, we have proposed stepping back from 5th Street and the surrounding neighbors, we feel that this will enhance the overall quality of the project. We are requesting a variance in the height of building J1 to be increased by 21'-0" and from 12 stories to 13 stories.


NOV 14 2000
SPD-2000-80

Centerpoint Residential

This will also allow us to wrap the above grade 3-Story garage with residential/ flex units, thus improving the overall character of the project. The effect of doing this also causes us to, request a variance in the site coverage from 40% in the CCD to 44%. We are requesting a variance in the mechanical screening requirements to be increased from 12' to 20', to accommodate elevator overruns and roof top mechanical equipment. This is needed and typical for a building of this nature. The nature of most of the variances have been previously approved in other phases.

The architectural character for the CenterPoint Residential project is envisioned to integrate and enrich the character of the Tempe Downtown area, Centerpoint and its surrounding neighbors. It is the intent of this project to create a rich urban texture like seen in some traditional streets and "brownstones". The palette of materials is envisioned as predominantly brick with rich detailing and articulation, pre-cast stone and some natural stone at the base of the buildings is envisioned to articulate the pedestrian realm and the window fenestrations. The use of non-reflective metal panels for articulation and detailing to contrast and accentuate the brick is a desirable element. We also envision cornice details in the towers to help articulate the outline of the building.

The Center Point Residential project will offer rich opportunities for urban living to its residents by providing, a high quality upscale residential project. The uniqueness of the project is the vitality it will offer to integrate live/ work opportunities and to provide for ownership and investment of commercial neighborhood shops and services that will be an asset to the longevity and success of Tempe.

NOV 14 2000

G

7th AMENDED PRELIMINARY P.A.D. AND FINAL P.A.D., CENTERPOINT, PHASE VII FOR BROWN-STRONG-REEVE'S HOUSE A Portion of the SW 1/4 Section 15, Township 1 North, Range 4, East of the Gila and Salt River Base, Arizona

CONDITIONS OF APPROVAL: (SPD 99.48)

1. THE APPROVAL WAS GRANTED BY THE TOWN OF CENTERPOINT.
2. THE APPROVAL WAS GRANTED BY THE TOWN OF CENTERPOINT.
3. THE APPROVAL WAS GRANTED BY THE TOWN OF CENTERPOINT.
4. THE APPROVAL WAS GRANTED BY THE TOWN OF CENTERPOINT.
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9. THE APPROVAL WAS GRANTED BY THE TOWN OF CENTERPOINT.
10. THE APPROVAL WAS GRANTED BY THE TOWN OF CENTERPOINT.

MUNICIPAL APPROVAL:

APPROVED BY THE TOWN AND CITY COUNCIL OF THE CITY OF TUCSON, ARIZONA ON THIS 24th DAY OF MAY, 2000.

ATTEST:
Tucson, Arizona
City Clerk
3/14/00



STATEMENT OF OWNERS:

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED TRACT HAS BEEN APPROVED BY THE TOWN OF CENTERPOINT AS SHOWN ON THE MAPS AND PLANS HEREIN.

APPROVED BY THE TOWN OF CENTERPOINT ON THIS 24th DAY OF MAY, 2000.

APPROVED BY THE TOWN OF CENTERPOINT ON THIS 24th DAY OF MAY, 2000.

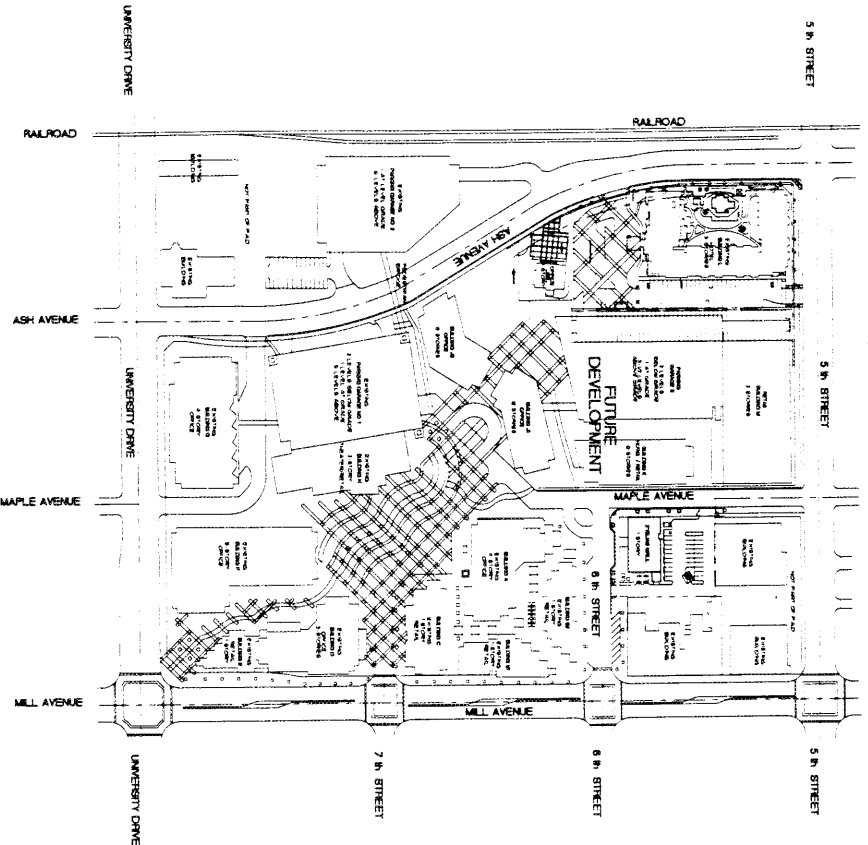
Project Data

OWNER	THE TOWN OF CENTERPOINT
APPLICANT	THE TOWN OF CENTERPOINT
PROJECT NUMBER	100-0118348
COMMITMENT DATE	01/11/00
TRACED	100-0118348
RECORD AREA	100-0118348
CONSTRUCTION TIME	100-0118348
OCCUPANCY DATE	100-0118348
PARKING REQUIRED	100-0118348
PARKING PROVIDED	100-0118348

Legal Description

THE TRACT DESCRIBED IN THE ABOVE IS A PORTION OF THE SW 1/4 SECTION 15, TOWNSHIP 1 NORTH, RANGE 4, EAST OF THE GILA AND SALT RIVER BASE, ARIZONA. THE TRACT IS DESCRIBED AS FOLLOWS: A PORTION OF THE SW 1/4 SECTION 15, TOWNSHIP 1 NORTH, RANGE 4, EAST OF THE GILA AND SALT RIVER BASE, ARIZONA, BEING MORE OR LESS THE TRACT DESCRIBED IN THE MAPS AND PLANS HEREIN.

Master Site Plan



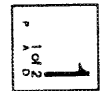
Location Map

Architects Design Studio
INCORPORATED
600 South Mill Avenue - Building A - Suite 105 - Tempe, Arizona (480) 944-3090



Centerpoint Development

SCALE 1" = 100'-0"
DATE: JANUARY 2000



7. The owner shall provide parking according to the model recommended in the report submitted with the request. The model may be modified with prior approval of the Zoning Administrator.
8. A parking association shall be formed to include all owners and/or managers of all parcels within this project. The City Attorney shall review and approve all association documents and agreements.
9. Deceleration lanes shall be located on Rio Salado Parkway. Details to be resolved with Public Works prior to recordation.
10. Developer shall resolve final details of Flood Control access along the entire north edge of the property, along the top of the levy, prior to issuance of a building permit.
11. Details of fire prevention, fire access, emergency water supply issues, and fire truck loading shall be resolved with the Fire Department prior to issuance of a building permit.
12. 50 bicycle parking spaces shall be provided in Phase II and 65 in Phase III. Details to be resolved with Public Works/Transit Staff as each phase is developed.
13. All applicable conditions as approved by City Council, September 14, 2000, shall apply (SPD-2000.37 and SPD-2000.40).

PLANNED DEVELOPMENT (0406) Hold a public hearing for **CENTERPOINT RESIDENTIAL** (Centerpoint Plaza Limited Partnership, property owner) for an 8th Amended Preliminary Planned Area Development for 1,409,341 s.f. on 24.16 acres mixed use development located at 75 West 5th Street. The following approval is requested from the City of Tempe:

#SPD- 2000.80 8th Amended Preliminary Planned Area Development for Phase VIII for 793,498 s.f. mixed use development for retail, restaurants, 612 residential units, and a parking structure with a total of 1,616 parking spaces (two levels of parking, three below-grade and one at-grade) on 5.35 net acres, located at 75 West 5th Street in the CCD Zoning District. This project includes the following:

Use Permit:

Allow live/work (flex space) condominiums units, and mixed uses as retail/restaurants (with entertainment).

Variances:

1. Increase the maximum allowed height for mechanical screening from 12' to 20'.
2. Increase the maximum allowed building lot coverage from 40% to 44%.
3. Increase the maximum existed allowed building height from 204' to 225'.
4. Reduce the minimum bicycle parking required within the Arizona State University commuting area from 730 spaces to 50 spaces.

Corky Houchard represented the applicant and explained the request. Had a preliminary meeting with Planning Area Advisory Board (PAAB) and Hayden Square Townhome Association. Felt opening Sixth Street will open the project.

Fred Brittingham addressed issues on traffic. Traffic study has been updated over the years and the basic site plan has not changed.

Commissioner Spitler asked for assurances that the residential condos would be owner/occupied and not rented. Mr. Claassen stated that there is no stipulation to that.

Discussion was held by the Commission and applicant on the height of the building.

The following spoke on the request:

Tom Hinchion – This would be an automobile-based development. Concerned that traffic will spill into neighborhood.

Tom Hornsby – Chairman of Mitchell Park West Neighborhood Assn., but is representing himself. The height and scale are too tall for the surrounding area. Project will impact Fifth Street.

Fred Brittingham stated that this is the last phase of the Centerpoint project and staff is excited to see residential in the downtown area. Height issue is of a concern. This was suppose to be a dense, intense project and urbanized. Staff has proposed several modifications to the conditions.

Commissioner Spitler asked about the Development Agreement. Mr. Brittingham explained that the Development Agreement goes with the land and grants certain basic rights. This plan is a new issue.

Commissioner Huellmantel expressed concern with overall height. Architecturally it would be hard to tell the difference between 204' and 225'.

Commissioner DiDomenico stated that the alternative to urban sprawl is density. Scale is not an issue, however, the types of uses brought into the community are important. Concerned with bike parking.

Commissioner Spitler questioned if PAAB had advised the Commission on their recommendations? Mr. Brittingham stated that there has been contact with PAAB and they have commented on the site plan. This is still a learning process with respect to PAAB submitting recommendations. Mr. Brittingham also stated that it would be difficult to ask the applicant to accept a continuance if PAAB had not submitted any recommendations because this new process is not of his making.

Mr. Houchard stated that he will continue to work with PAAB and neighbors.

MOTION: Commissioner Duke made a motion to approve #SPD-2000.80 subject to the conditions as noted in the staff report with modifications to #1b, 7, 8 and 9. Commissioner Collett seconded the motion.

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Commissioner Spitler feels density is an important issue and it brings things to the downtown. Is concerned with the PAAB involvement. Agrees with Fred and will take Corky at his word to return to PAAB. Is concerned with building height and bike spaces. Would be remiss to support building at this time.

Commissioner Huellmantel stated that this is a large project and is concerned with height. It may be too large for the downtown area. But can also see where 21' is irrelevant. Will support project.

VOTE: Passed 7-0.

The approval was subject to the following conditions:

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards as required may include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees
 - (2) Water and/or sewer participation charges
 - (3) Inspection and testing fees
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.

5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
6. An Amended Preliminary P.A.D. must be recorded prior to issuance of any construction permits for this project. A Final P.A.D. for each respective phase of development shall also be approved by the Council and recorded prior to issuance of building permits for each phase.
7. The developer is encouraged to provide recycling facilities with details to be approved by the Public Works Department prior to the issuance of the first Certificate of Occupancy.
8. Details for a relocated or shared access drive with the hotel to be resolved with Public Works prior to recordation and reflected on the appropriate plan(s).
9. Applicant shall provide an updated Traffic Impact Study to determine if additional transportation improvements are required. Traffic Impact Study shall be provided to the Public Works Transportation staff prior to final City Council hearing. Any transportation improvements as may be indicated by the study shall be agreed upon prior to recordation.
10. Final location of bike spaces to be resolved as part of the Final P.A.D. processing.

PLANNED DEVELOPMENT (0406) Hold a public hearing for **BROWNSTONE AT HYDE PARK** (Cortlandt P. Houchard, Brownstone Residential, property owner) a residential development consisting of 63 units with an urban town house design located at 589 South Roosevelt Street. The following approval is requested from the City of Tempe:

#ZON-2000.12 ORDINANCE NO. 808.2000.11 Zoning change from R-3 Multifamily Residential District to R1-PAD One Family Residential District for 3.29 net acres.

#SPD-2000.83 A Preliminary Planned Area Development for 63 (2-bedroom) units for sale condominiums/loft project, Lot 1 and 2, bordered by Roosevelt Street, Wilson Street, 6th Street and 7th Street on 3.03 net acres. The overall project provides two and three story units with walk up stoops or front porches and garages.

#SBD-2000.84 A Preliminary Subdivision Plat for Brownstone at Hyde Park consisting of 63 lots and 3 tracts on 3.29 net acres.

Corky Houchard represented the applicant and explained the project.

The following spoke on the project:

Bob Williams – Concerned with the side yard setback reduction. The two story townhouses will be adjacent to his property and believes there is a privacy issue. He objects to eliminating landscaping on the south side. That would mean that he would have no buffer. He is also concerned with reducing 2 car parking spaces. This would promote street parking.

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at 929 East Broadway Road. The following approval is requested from the City of Tempe:

#SGF-2000.78 5th and 6th Amended General and Final Plan of Development for Broadway Market Place, consisting of 92,885 s.f. building area on 8.37 net acres at 929 East Broadway Road, including the following:

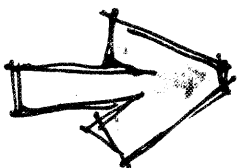
Use Permit:

Allow a 4,644 s.f. outdoor retail area in the PCC-1 Zoning District.

The following conditions were also approved:

1. No variances may be created by future property lines without the prior approval of the City of Tempe.
2. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the use permit(s) shall be deemed null and void.
3. This project shall be reviewed by Design Review prior to the use permits(s) becoming effective. All conditions of the Tempe Design Review Board/Staff shall be adhered to.
4. This amended general and final plan of development shall be recorded prior to the issuance of permits and shall show cross access to be maintained throughout this site over the driving aisles will be allowed without the prior approval of the Engineering Department.
5. This amended general and final plan of development shall be put into proper engineered format with appropriate signature blocks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Details of the document format shall be reviewed by the Planning Division staff within Development Services prior to recordation by the Maricopa County Recorder. Failure to record the plan within one year of Council approval shall make the plan null and void.

Document Name: 20010125devsrh11.pdf PLANNED DEVELOPMENT (0406)



q-j *41.

This item was removed for separate consideration.

Held the second public hearing for **CENTERPOINT RESIDENTIAL** (Centerpoint Plaza Limited Partnership, property owner) for an 8th Amended

Preliminary Planned Area Development for 1,409,341 s.f. on 24.16 acres mixed use development located at 75 West 5th Street. The following approval is requested from the City of Tempe:

#SPD- 2000.80 8th Amended Preliminary Planned Area Development for Phase VIII for 793,498 s.f. mixed use development for retail, restaurants, 642 residential units, and a parking structure with a total of 1,616 parking spaces (6 levels of parking (3 below-grade, 1 at-grade, and 2 above grade)) on 5.35 net acres, located at 75 West 5th Street in the CCD Zoning District. This project includes the following:

Use Permit:

Allow live/work (flex space) condominiums units, and mixed uses as retail/restaurants (with entertainment).

Variances:

1. Increase the maximum allowed height for mechanical screening from 12' to 20'.
2. Increase the maximum allowed building lot coverage from 40% to 44%.
3. Increase the maximum existed allowed building height from 204' to 225'.
4. Reduce the minimum bicycle parking required within the Arizona State University commuting area from 730 spaces to 150 spaces.

Mike Burke, MCW, 602 W. 1st Street, applicant, stated that this project consists of the last remaining parcel on the DMB site at Centerpoint. Through the use of overhead, Mr. Burke gave a site/project description. We are asking for approval of a revised PAD from what was previously approved, which was a denser office project. We are requesting variances for additional height, but primarily to add residential flex space on the site, all for sale. Aesthetics will be kept in character as much as possible with some of the existing development. There will be 532 units at a square footage of 900-1000 square feet. We are also requesting a little over 1600 parking spaces. We have approval with DMB for 40,000 square feet of retail on the site and up to 100,000 of office. They are envisioning a for-sale product.

Councilmember Hallman asked if the "for sale" included the office space? Mr. Burke said it did. Mr. Burke also stated, in response to another question from Councilmember Hallman, that there are no concerns with landscaping through the courtyard area and around the building because of the underground parking.

PRELIMINARY

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Councilmember Arredondo asked about the height of the proposed project. Burke stated that our project is 13 stories. A hotel is typically about 9 or 10' floor to floor. We will probably be 14' floor to floor with the lofts. A story is about 14' with the first floor being 28'. We will be close to doubling the height of Chase. We want to get a mix of residential and, in order to do that, we need a certain mass and product mix.

Councilmember Carter asked what the original PAD height was? Mr. Burke responded that it is 204'. We are asking for an increase of 29'.

Councilmember Hallman commended MCW on the quality of product that they deliver. Earlier this evening, we approved extended negotiations for Hayden Ferry South. As we start negotiations on that project, issues will arise that would require that some way be developed to compensate MCW for the costs incurred in removing the development they could do at the Butte. If we're going to push the project that could already be built under current law, down the Butte, we have to, essentially, buy the real estate back from MCW in one way shape or form – non-cash or for cash, increase densities down the Butte, etc. We are then dealing with such a small amount of space on the Butte project, we may want to look at how we make up for the cost that we will incur on that Butte buy-down. The community does not want development up the slopes of the Butte. It is also necessary to understand that that is private property and to get the rights to take it back, we have to pay. We should continue this item for a couple of weeks until our staff gets into the negotiations about the Butte and flush out some of the issues that may result with respect to the Butte and how we might provide coverage for this product. I hate to have us granting what will become legal rights once we approve it, that will prevent us from having an opportunity to improve our negotiating position as we work both fields together. If we continue this to the February 8th meeting, then when we could get a staff report about how the Butte development is moved forward and be together in working out the details of this project.

Applicant's representative, Corky Hauchard, 939 N. Norfolk, Mesa: I only have a few concerns. One is tying the 2 projects together. Just so you're fully aware, we do have some deadlines and some situations. They're 2 separate pieces of property. We're acquiring them from 2 other people. Time is of the essence for us in this because we do have a close of escrow and that's our only concern. Even though we're the same company they're 2 separate projects.

Hallman asked which property has deadlines coming up? Hauchard responded that Centerpoint has a close of escrow, by contract, January 29th.

PRELIMINARY

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We're working on trying to get extensions, but DMB doesn't have to give them to us.

Hallman stated that they do not want to close escrow not being sure that there will be a PAD here. We're gonna have to pay to get you guys down off the Butte. I'd just as soon not have a gun held to my head when the negotiations start about how much that's gonna cost. I'd prefer to have a pistol of my own at least sitting on the table that I might reach for if I get strong-armed too hardly. Does that make it painfully clear? But if you've got a January 29th deadline that you want to meet and you're saying that you can't get that extended... I wasn't, by the way, talking about formally tying the two projects together.

Councilmember Hallman asked the City Attorney what the legal standard was, since this is a quasi-judicial item. City Attorney Brad Woodford responded that the legal test of Council's authority is to not act in an arbitrary and capricious manner. That is the test the court would apply with whatever action this Council were to take. If there is linking or not, that would play into the test.

Hallman stated that he is happy not having the projects tied together in any way, as long as MCW states that they will not look for any benefits for this project, such as financial incentives, financing packages, etc., especially in connection with the obligations we may incur on the Butte. We've asked to get Butte development down to 1180'. MCW is in charge of that. We granted them that opportunity to help us work with them. I'm not saying we're legally linking them, I'm just asking for a continuance.

The Mayor asked Dave Fackler to comment on the suggestions made by Councilmember Hallman.

Mr. Fackler stated that there has been discussion relating a potential linkage of projects through a negotiation of a "participation package" by the City in the development of the flour mill. We have had preliminary discussions with MCW regarding what the values associated with the Butte land are and where that assistance on the City's part may best be utilized. One proposal for the Centerpoint site is the possibility of public participation in parking. Not only for Centerpoint, but for all development projects. The idea of holding up this project for 2 weeks is a concern if they cannot get an extension from DMB.

The Mayor asked that if discussions can continue if this request is approved this evening? Fackler stated he is very comfortable with our working

PRELIMINARY

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relationship and ability to negotiate with this developer.

PUBLIC HEARING:

Janet Anderson, 413 W. La Jolla, commended the design of the Centerpoint. It is very attractive, but 13 stories is too high. There will be a significant impact to downtown traffic. Hayden Ferry Lakeside will provide over 2000 parking spaces. These cars will empty onto Mill Avenue and Rural Road. There will be an additional 1600 spaces at Centerpoint emptying onto Ash and Mill Avenue. There is already a lot of congestion on these roads. Ms. Anderson addressed the issue of global warming and the impact of what so much more congestion would have on the environment.

Councilmember Hallman commented to Ms. Anderson that to have any type of residential growth downtown requires that we go up. The Butte project includes substantial densities. If we move them to this project, we will have a win-win. We'll have reduced density on Mill Avenue and moved it back to Ash and Maple and, overall, have no greater density than what we would have been facing. I'm trying to reduce the density on the Butte by allowing this 13-story project with residential in exchange for some concessions on the Butte.

Ms. Anderson stated that she appreciates the quid pro quo aspect, but she is just asking Council to try to picture, or even experience, the traffic problem on Mill Avenue.

Richard Erdmann, 513 E. Libra Drive, stated that this same discussion that Council is having this evening has been at the forefront of discussions held by Friends of the Butte. There has to be a compromise and trade-offs. Many on Council have been involved with negotiations. Why are we throwing away negotiation opportunities? We should be maximizing them and linking them with the Butte. There is no harm in waiting 2 weeks to see what the preliminary numbers and concessions would be. The Friends of the Butte want to support Council and be sure that the developer does not suffer because they are one of the top developers in Tempe. They should still be willing to negotiate as partners with the City.

The Mayor asked staff how long we have been talking about this Centerpoint project? Dave Fackler responded that we have been working with this project since approximately mid-summer.

The Mayor asked what the difference in traffic impact there would be in an office project that could be built and the residential project currently proposed? Deputy Public Works Director Glenn Kephart stated that a typical

PRELIMINARY

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residential project traffic analysis is based on 9-10 trips per day per residential unit. With this project being in a downtown setting, it will change the traffic flow. The intention is not for these residents to get in their cars in the morning and drive to another parking lot in the downtown area for the day. By design, it facilitates increased use of mass transit, pedestrian and other modes.

The Mayor asked if there were any specific numbers available for comparison of the amount of traffic generated for residential versus office? Mike Burke stated that if this project were an office building, then parking would be provided at a rate of 4 spaces per 1000 square feet. As a residential project, parking is 1 space per 900 square feet. From these figures, less traffic is expected as a residential project rather than office.

Rod Keeling, 660 S. Mill Avenue, Executive Director of the Downtown Tempe Community (DTC), expressed support for the project. He did some research with the International Downtown Association to see if there were projects similar to this in their community. He sent more than 300 e-mails internationally and no one has any projects such as what's proposed for Tempe. He asked council to consider the equity issue with regards to the seller, DMB. They may have chosen another developer for this site if they had known that this developer would be constrained this way.

Vice-Mayor Copple commented that he initially agreed with Councilmember Hallman's suggestion for a continuance, but he does not like holding this project hostage to another. He does not like the heights. For comparison purposes, Copple stated that the proposed building is more than twice as tall as the Brickyard on Mill, about 60' taller than the silos, and taller than the 15' story dorm at Stadium Drive and University. It will be the tallest building from downtown Phoenix to New Mexico. He asked the applicant if he would accept approval of the project with denial of variances, 2, 3 and 4, which would limit you to the 40% lot coverage already approved, the 204' that you already have in the vested development rights that DMB has, and requiring that you put in close to 730 bike parking spaces to encourage bike usage?

Mr. Burke responded that he could not commit at this time as to whether they could live with it or not. He does not know how much density, square footage or saleable units they would lose. They would have to have some time to work with the architect.

Councilmember Arredondo stated that Vice-Mayor Copple brings us a good point. If we continue this for a week, would that give the applicant enough time to review the situation? Mr. Burke stated that they are supposed to close

PRELIMINARY

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escrow at the beginning of the week and do not have an extension from DMB.

Councilmember Hallman asked Burke if he felt it would be difficult to get an extension from DMB? Mr. Burke stated that when DMB selected MCW as developer for this property, part of the reason was that they stay firm on their date.

The Mayor summarized. This project has been in the works since last summer. The original heights were approved 13 years ago. We have talked about adding density, specifically residential density, into the downtown area and this project does that.

Vice-Mayor Copple made a motion to approve the request with only variance 1 to increase the maximum allowed height for mechanical screening from 12' to 20' and specifically denying variances 2, 3 and 4. There was no second, so the motion failed.

Councilmember Hallman asked Burke if it were approved without variances 2, 3 and 4, would that allow closing or they don't want to close until they have the variances? Burke stated they would like to know that they have their variances and zoning vested before closing.

Councilmember Hallman made a motion to continue this item until February 1st to allow staff time to talk with the developer. There was no second, so the motion failed.

Councilmember Arredondo stated that he understood the closing was this Friday, and for council to exceed that would jeopardize the entire project. Burke confirmed the statement.

Dave Fackler stated that he understood the deadline was January 31st. Staff would join with the developer to approach DMB to ask for an extension. We would hope that extension would be granted, but can't guarantee it. Arredondo asked if staff could find out in a couple of days and possibly hold a special council meeting for action.

Councilmember Hallman motioned to approve the project with the understanding that parties are working in good faith and will ultimately reach consensus and agreement to make both projects winners for the community. The motion was seconded by Councilmember Cahill.

The motion passed 7-0, and the following conditions were also approved:

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PRELIMINARY

- 1a. The Public Works Department shall approve all roadway, alley and utility easement dedications, driveways, storm water retention and street drainage plans, water and sewer construction drawings, refuse pickup and off-site improvements.
- 1b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains
 - (4) Roadway, improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter and related amenities.
- 1c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees
 - (2) Water and/or sewer participation charges
 - (3) Inspection and testing fees
- 1d. All applicable off-site plans shall be approved prior to recordation of final subdivision plat.
- 2a. All street dedications shall be made within (6) months of Council approval.
- 2b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- 2c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe, Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. This plan shall be recorded prior to the issuance of permits and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.

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5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
6. An amended preliminary PAD must be recorded prior to issuance of any construction permits for this project. A final OAD for each respective phase of development shall also be approved by the Council and recorded prior to issuance of building permits for each phase.
7. The developer is encouraged to provide recycling facilities with details to be approved by the Public Works Department prior to the issuance of the first Certificate of Occupancy.
8. Details for a relocated or shared access drive with the hotel to be resolved with Public Works Department prior to recordation and reflected on the appropriate plan(s).
9. Applicant shall provide an undated traffic impact study to determine if additional transportation improvements are required. The traffic impact study shall be provided to the Public Works Transportation staff prior to final City Council hearing. Any transportation improvements as may be indicated by the study shall be agreed upon prior to recordation.
10. Final location of bike spaces to be resolved as part of the final PAD processing.

Document Name: 20010125devsrh12.pdf PLANNED
DEVELOPMENT (0406)

- *42. Held the second public hearing and adopted an ordinance amending Chapter 2, Article V, Division 9 of the Tempe City Code relating to the appointment of members to the Mayor's Youth Advisory Commission and insuring that members are Tempe residents or attend school within the City of Tempe..

Document Name: 20010125csgb01.htm TCC CH 2 – CITY CODE
ADMINISTRATION (0503-02) ORDINANCE NO. 2000.38.

- *43. Held the second public hearing and adopted an ordinance partially abandoning a 10 foot public utility easement as recorded in Galleon Cove Condominiums, MCR No. 233-8.

Document Name: 20010125PWDR05.pdf ABANDONMENT (0901)

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